

SDP Architecture

Planning Statement

07.11.2023

Construction of New House, Roseway, Stoke Golding. CV13 6HQ

Statement

This is a new application for a 4 bedroom house with attached 1 bedroom-en-suite annex on land on Roseway. There have been 3 previous applications on this site which have all been refused for similar conditions. None of which seemed to be addressed by the applicant's agent.

This application takes due consideration of comments from the planning officer and Stoke Golding Parish Council and has we believe addressed those concerns .

The house has been designed to be reflective of the scale and size of similar existing properties and those being built on the Cora Development.

This new house is required due to the ill-health of the applicant's father who is bed-ridden and requires 24 hr care which is provided both by the family and carers who attend the relative on a daily basis. The intention is that the growing family and the bed-ridden relative can all live together in the same house and afford the ill relative the space which he requires both for treatment and accessing bathroom facilities on the ground floor – hence the 1 bedroom/en-suite annex.

We believe that the house complies with all relevant legislation and is not out of keeping in it's surroundings both with the existing Roseway houses and the new Cora Development.

We are aware of South West boundary dispute but have used the land registry as our counterpoint. However, we have positioned the development within the contested boundary but are firmly of the opinion that this dispute is not a matter for the planning department but the Land Registry.

We believe that we have met all required criteria and the application should be approved with due consideration to conditions.