



# REPLACEMENT DWELLINGS CASE STUDY

---

# 01 INTRODUCTION

---



RCA Regeneration have worked extensively on residential developments since the company was formed more than 10 years ago. The service that RCA offers is tailored to the individual requirements, budgets, and ambitions of their clients. This means that projects vary from involvement in promoting land through the plan making process to enhance land value and development prospects, through to direct involvement with the production and management of planning applications and subsequent appeals where required.

The following document is a short portfolio of larger developments that RCA are currently involved with or have been involved with recently. If you have questions about any of these, or you think that RCA could be assistance to you, please call us on: **01905 887686**. Alternatively, email **[info@rcaregeneration.co.uk](mailto:info@rcaregeneration.co.uk)**.

**BOOK A FREE**  
**15 minute consultation**  
**on our website**  
**[rcaregeneration.co.uk](https://rcaregeneration.co.uk/planning)**  
**[/planning](https://rcaregeneration.co.uk/planning)**

# The Paddocks, Mile Flat, Greensforge

## Existing Dwelling

South Staffs Council  
19/00777

Mile Flat is situated in the Green Belt within Greensforge, just outside Kingswinford in South Staffordshire. It boasts excellent transport links to the urban centre of Kingswinford whilst occupying open countryside and a Green Belt setting.

The proposals sought to replace the existing dwelling house with a replacement two storey, four bedroom dwelling utilising permitted extensions to increase the overall size of the proposed dwelling.



**The proposed replacement dwelling resulted in a 9.5% increase to footprint of the existing dwelling with permitted two storey extension which the Council accepted along with use of modern materials.**

It was determined that the proposal would not cause harm to the living conditions of residents living in neighbouring properties due to the substantial curtilage of the plot and significant separation distance from those neighbouring dwellings. The proposals were not considered to have a materially greater impact upon the openness of the Green Belt than the existing dwelling, given the limited increase in floor space and minimal increase in overall ridge height.

The scheme had to take account of the former Roman Camps at Greensforge – an archaeological asset lying immediately to the south of the site. This was addressed through an archaeological desk based assessment and accompanied the application. It was recommended that a requirement for archaeological mitigation excavation and recording during demolition groundworks and prior to construction of any new groundworks not ensure that archaeological deposits (should they be present) were appropriately excavated and recorded.

BOOK A FREE  
15 MINUTE  
CONSULTATION  
ON OUR  
WEBSITE



# The Paddocks, Mile Flat, Greensforge

## Proposed Replacement Dwelling

### April 2020

Planning permission was granted for the replacement dwelling in April 2020 and construction has now commenced on the site.



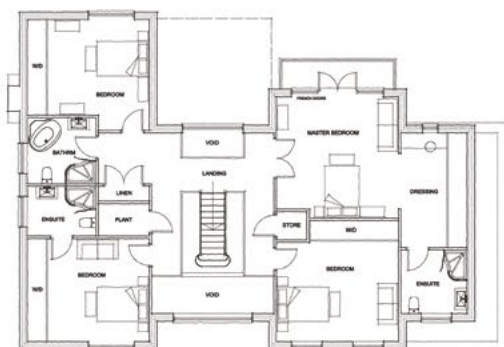
**PROPOSED SIDE ELEVATION**  
SCHEME DRAWING



**PROPOSED GROUND FLOOR PLAN**  
SCHEME DRAWING



**PROPOSED FRONT ELEVATION**  
SCHEME DRAWING



**PROPOSED GROUND FLOOR PLAN**  
SCHEME DRAWING



**PROPOSED REAR ELEVATION**  
SCHEME DRAWING



**PROPOSED SIDE ELEVATION**  
SCHEME DRAWING

# The Paddocks, Mile Flat, Greensforge

## Constructed Replacement Dwelling

BOOK A FREE  
15 MINUTE  
CONSULTATION  
ON OUR  
WEBSITE

