

H9 Supporting statement

Pethick Farm
Bucklawren Road
No Mans Land
LOOE
PL13 1QS

Introduction

The following supporting statement has been prepared in support of a full application at Pethick Farm, for change of land use from utility land to domestic and the erection of a timber carport and shed.

The Land

The land in this application was owned and occupied by South West Water utility company and contained a disused underground reservoir which was disconnected. It was sold at auction to a private buyer on 26th March 2015. The land subsequently returned to the market and was purchased by the applicants in June 2019 and the title was registered on 12th June 2019. The applicants now wish to incorporate the land into the curtilage of their property.

A row of 9 fir trees will be removed to accommodate the two new buildings. The following photograph illustrates the site and the trees. To compensate for the loss of the trees, the applicants plan to plant a hedge approximately 12m in length to the west of the site. In addition, they will plant shrubs between the hedge and the new buildings to soften the visual impact of the site. See document H10 Proposed landscaping.



The Proposed Buildings

Pethick Farm dwelling has no ancillary buildings for storage other than a single garage. The applicants require a carport for their cars and storage for their garden equipment, including a ride on mower and a self-propelled mower. The proposed buildings have been designed to look attractive and proportionate in their setting beside the house.

Conclusion

The proposal seeks to make use of the newly acquired land and give the property 'balance' with domestic land on either side of the house. The buildings will provide much needed storage space for a property of this size.

Report by John Shields, Agent