

## **PROPOSED CART SHED AT PARK FARM, WICKHAM ST PAUL, HALSTEAD, ESSEX, CO9 2PX**

### **PLANNING STATEMENT**

#### **Background**

Prior approval was granted for the conversion of an agricultural building to a dwelling under Class Q of the General Permitted Development (England) Order at Park Farm, Wickham St Paul in November 2019. Planning permission subsequently obtained for the development on 12 March 2020, ref: 20/00475/FUL.

The applicant, Mr Weavers, is currently in the process of undertaking the conversion, and wishes to erect a cart shed to provide garaging and domestic storage for the dwelling.

#### **Proposal**

The proposal is therefore for the construction of a cart shed of 10.35 metres x 5.8 metres with eaves and ridge heights of 3.45 metres and 5.6 metres respectively.

The garages will be constructed of the same materials as the dwelling but with a slate roof instead of zinc. The cart lodge will be formed of 3 open bays with an attic storage area above. A fixed ladder will lead to the attic store which has a bullseye window to the south elevation. To the rear of the building will be a personnel door which will allow occupants of the dwelling easy access to the store.

The proposed cart shed is located adjacent to and with easy access to the dwelling and replaces a fence and parking area.

The traditional building will complement the dwelling and the removal of the parking and fence will improve the visual impact of the site. Due to its design and siting the building will not appear as an unduly dominant or unsympathetic addition to the site.

The proposal will allow for items that may be stored outside to be stored undercover, thus improving the amenity of the site.

The proposal will not increase traffic movements as the proposal is merely for domestic garaging and storage.