

FORWARD

In accordance with condition 1. of Cornwall Council's Notice of Approval (dated 01/10/2009) against Planning Application (Ref 2009/01038) a new application is being made to remove three of the four single storey sheds identified within the approved residential curtilage and replace them with one single storey shed. The combined floor area of the three sheds being removed is 20.87 m² and the floor area of the proposed replacement shed is 28.05 m².

ACCESS STATEMENT

Current access to the existing three sheds appertaining to this planning application is by foot from the house on the land adjacent (i.e., 2 Chapel Close, Woodford, EX23 9JR) and connected by landscaped gardens to the residential curtilage wherein the three existing sheds are located. No vehicular access is required or sought as part of this planning application for the replacement shed which will continue to be accessed only by foot.

DESIGN STATEMENT

History

The existing three sheds predate planning application (ref 2009/01038) as this was a retrospective planning application and so are at least 12 years old. The 3 sheds are probably much older given their condition which is poor and in 2 cases unsafe and unusable (given the wooden side structures and roofs are rotten and failing).

Philosophy

In view of the applicant's wish to benefit from the space these three sheds should offer, there is a need to replace them. The proposal is therefore to build a single wooden shed providing three separate useable spaces under a single pitched roof. The proposed shed will offer greater floor area than the existing three sheds combined, from a smaller overall perimeter currently utilised by the three existing sheds. The single shed design will however be 0.7 m higher at the ridge than the tallest of the existing three sheds. This is to accommodate a suitable 10° pitch to the roof of the proposed structure.

The proposed structure's materials (wood frame, wood feather-edge cladding and roof of corrugated steel) are in keeping with materials found on similar structures in the local area. Wood framed windows will provide natural light to the three designated spaces of the structure. These windows are all placed on the North and West elevations and will not be overlooking any neighbouring property, thereby maintaining the same level of privacy provided by the three existing sheds

The size, design, and position of the proposed shed (even with its increased height) should have little or no impact on the amenity of others when compared to the existing three sheds it would replace. This would include anyone using the public foot paths that run along the northern and western edge of the land in which the three existing sheds sit and the proposed replacement shed would be positioned.