

PLANNING STATEMENT



**Proposal: Proposed Hobby / Games Room to Rear Garden
Willow House, Post Office Row, Long Green, Wortham, IP22 1PP**

Prepared by ALA Ltd

ALA project reference: G088

Date: Oct 2021

Issue: Planning



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1 Introduction

On behalf of the applicant and owner of the site, ALA Ltd submit a householder planning application for a detached single storey hobby / games room within the curtilage of Willow House.

The application is supported by:

- Completed application form;
- Site location plan, proposed block plan and proposed plan, elevations and section;
- Planning statement.
- Completed CIL form.

2 Site and Context

The site is located off Wortham Long Green and is well set back from the main A143 with access via a shared access road. The site is occupied by the main dwelling known as Willow House. A private drive and parking area is located to the front of the property with well-maintained lawned gardens stretching far back from the rear towards the north east of the property. The site has neighbouring properties to the eastern and western sides.

Although the site is not located in a Conservation Area, the land surrounding the site is within an area of special landscape.

3 Proposals

The proposed works do not comply with the thresholds set out in Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore planning permission is required.

The application seeks householder planning consent to provide a detached outbuilding to the rear garden of Willow House which will provide a hobby and games room for the applicant's personal use. The applicants passion and enthusiasm for golf has provided the requirement for a bespoke outbuilding to accommodate a state of the art golf simulator which provides a personalised indoor golf environment to allow the client to enjoy his hobby and passion within the curtilage of his own home. Appendix A provides technical details and information from Foresight Sports showing how the golfing simulator will be installed within the proposed building.

The building has been designed to suit the space and technical requirements to accommodate the golf simulator and therefore this requires the building to be a certain size and height. The overall building measures approximately 7.0m wide by 12.0m long. The buildings eaves height is 2.25m at the lowest part to the entrance canopy with the main eaves height measuring 2.75m high. The ridge height is set at 5.2m overall which can be seen in below figure 2.

The building will be located 1.0m from all existing boundaries. The proposals also remove an existing shed on site to accommodate the building which will be positioned to the rear of the existing double garage along the eastern boundary.

The overall design and style of the outbuilding has taken a traditional approach with the use of horizontal weatherboarding throughout and oak posts to the front entrance canopy to provide a

interesting and varied choice of materials. The vaulted pitched roof is to be finished in concrete tiles which match the main property and detached garage. All doors and windows are to be Upvc.

The building will be within the curtilage of the existing dwelling and strictly be used for ancillary use to Willow House. The applicant welcomes any set planning conditions to ensure an incidental arrangement is secured and therefore will not provide opportunity for the creation of a separate unit in the future.

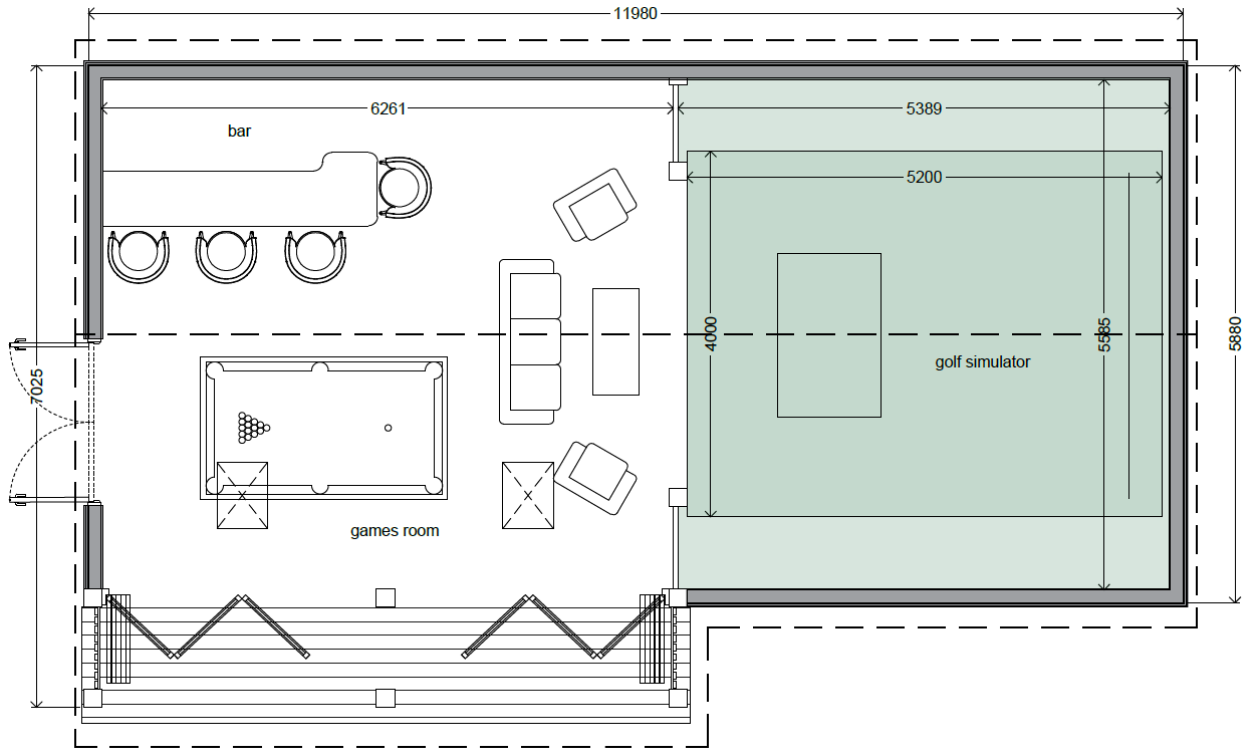


Figure 1 – Proposed Floor Plan

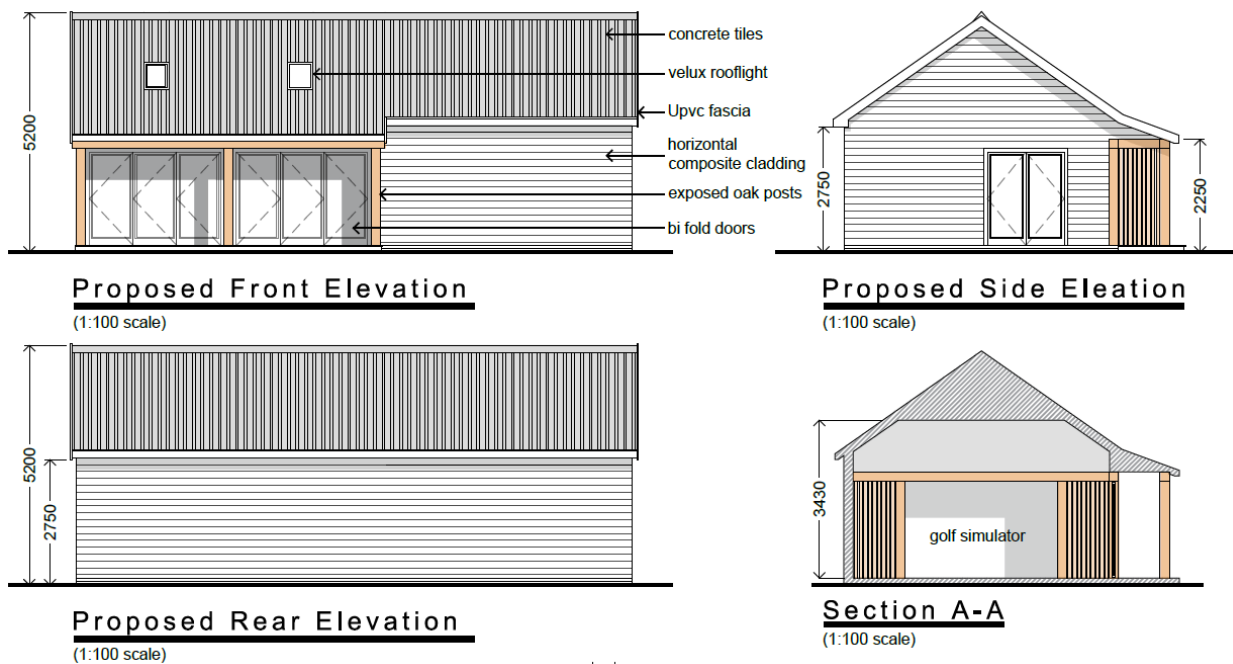


Figure 2 – Proposed Elevations



Figure 3 – Proposed Site Plan

4 Previous Planning History

1773/05 Erection of extensions to rear of dwelling – Approved

5 Planning Legislation and Policy

Legislation

Town and County Planning Act 1990 (As Amended)

Planning and Compulsory Purchase Act 2004

National Planning Policy

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

Local Planning Policy

Policy FC1.1 Core Strategy Development Plan Document (Adopted 2008)

H15 Development to reflect local characteristics

H16 Protecting existing residential amenity

H18 Extensions to existing dwellings

6 Assessment

The key issues are:

- Principle of development
- Impact on the character and appearance of the area
- Amenity

Principle of Development

The proposal is for the erection of an outbuilding for use as a hobby / games room in the rear garden of the dwelling which is acceptable in principle given the fact similar projects are acceptable under Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015. Due to the height and positioning of the building permission is required and considerations are mainly down to design of the building and impact upon residential amenity.

Character and Appearance

The siting and design of the building seeks to limit the character impact. The building is tucked up against the existing boundary and garage that will obscure, almost entirely the building in views from Bury Road and the private access track leading to Willow House. The building will read as forming part of an already well established residential property, set within the visual confines of the residential curtilage. The proposal gives rise to negligible character impacts and the choice of materials are in keeping with the existing dwelling.

Amenity

The outbuilding is modestly proportioned and set well away from the neighbouring properties such that neighbouring residents amenity is sustained. The neighbouring garden to the east has a collection of outbuildings stretching further north along the boundary line compared to Willow House. The lowest part of the roof (eaves line) will be visible from the boundary minimising any impact or overshadowing on the neighbouring property. The proposal will be visually contained by the presence of the existing double garage when viewed from the public vantage point to the south.

Ecology

The nature of the proposal is such that ecological impacts will be negligible.

Appendix A – Foresight Sports (Golf Simulator Design & Information)



Your game. Our focus.™

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Foresight Sports Europe, Unit 16, The Pines Business Park, Broad Street, Guildford, Surrey, GU3 3BH, United Kingdom

Simulator Drawing & Information Pack



Welcome!

This pack provides plans, dimensions, and design information for the range of golf simulators manufactured by Foresight Sports Europe (FSE).

Our range consists of:

- Three different aspect ratios: 4:3, 16:10 and 16:9 which provide width options of 3.77m, 4.49m and 4.97m respectively.
- Height and depth constant at 3.23m and 5.2m.
- We can also design and build bespoke simulators should you require different dimensions or need to work around existing design features in your space - please ask your FSE representative for more details of our design service.

About Us And What You Can Expect

We have been building simulators - and innovating - for over 15 years, and have worked hard to develop products that look fantastic, provide an amazing experience and stand the test of time.

We pride ourselves on delivering industry-leading levels of data accuracy, product quality, and safety. From our top-quality playing surfaces, unique hitting/viewing screen system, and fire-retardant wall and ceiling finishes, we are proud to offer the very best levels of finish, playability and reliability.

Our booth panel system also enables the system to be demounted and re-installed in a different location if required.

All of our simulators are installed by our in-house professional build-teams, and our warranty and support services are backed by our dedicated technical support team.

The following pages will give you a flavour of what we could achieve in your space - and the size options available - but if you have any questions or queries (or want to explore custom simulator designs) please call or email us, and we will be delighted to help create your perfect indoor golfing experience.



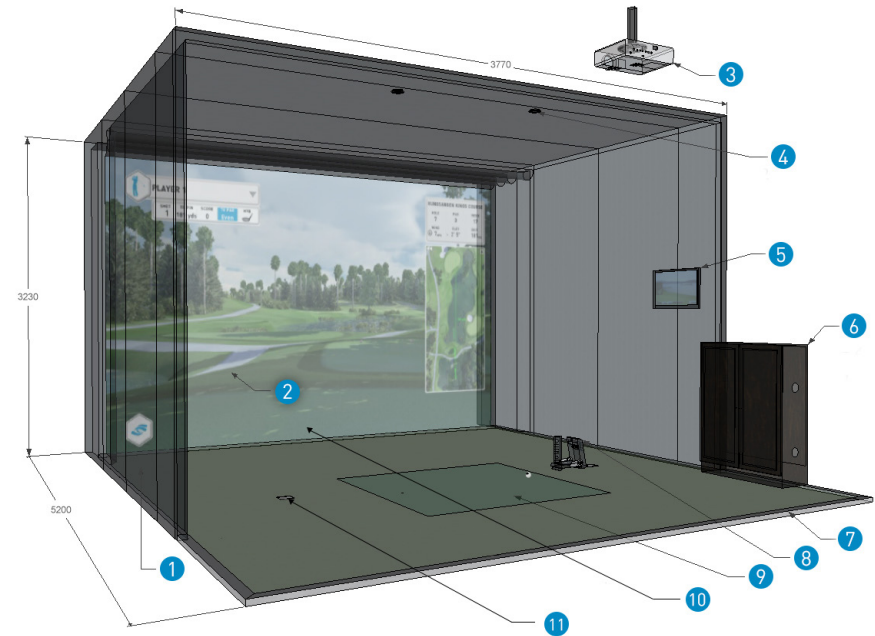
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4:3 Aspect Simulator



Simulator Components

- 1 Modular hard-sided booth enclosure with black metal exterior finish with luxurious and hard-wearing interior finish including side-impact protection and ceiling baffles
- 2 Professional grade, tensioned impact system with high-luminance EPS HD Screen for optimum image quality and lower replacement costs
- 3 Hi-lumen projector with ceiling mount and cables
- 4 Integrated LED spotlighting
- 5 23" IPS Full HD Touchscreen with 10 point touch and adaptive contrast
- 6 Customised vented cabinet to house high-speed, custom built PC and control gear
- 7 Brushed aluminium trim with black non-slip insert
- 8 GC2 Launch Monitor – shown with optional HMT unit
- 9 High quality, 13mm putting turf with sports sub-floor and flush-fitting, premium 'sandwich' base hitting mat with integrated tee holders
- 10 Latest FSX gaming and improvement software suite with 5 golf courses, FSX Live account, and additional tablet app
- 11 Brushed steel floor plates and recessed cable boxes



Golf Simulator Installation Requirements

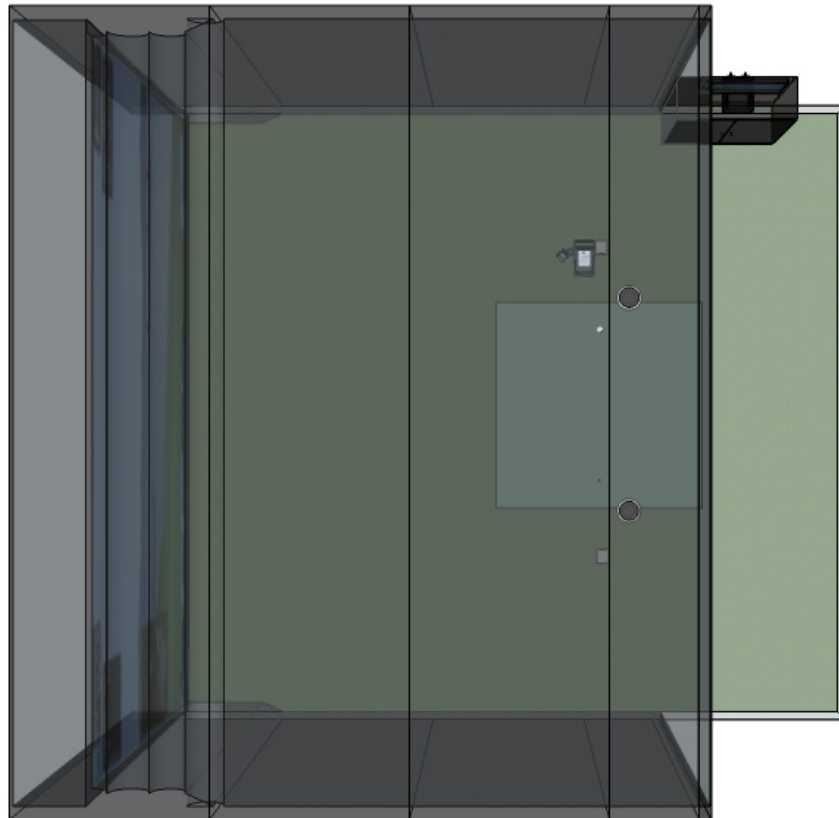
- The simulator requires an earthed twin 240V 13A dedicated power outlet on the same side as the computer cabinet (ideally behind it)
- Standard positioning for the socket is 4100mm from the back wall of the room and 450mm above floor level
- To access all elements of the simulation software, a wired internet connection is required and this should be installed next to the power outlet

Notes

- All measurements shown are the approximate simulator dimensions in mm. An unobstructed area with additional space of 75mm minimum is required in addition to these dimensions to facilitate installation
- Cabinet and touchscreen can be installed on either side of the simulator booth
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4:3 Aspect Simulator



Plan View Cross-Section

Projector

- For adequate ventilation the sides and rear of the projector must be a minimum distance of 300mm from any wall
- If the projector is mounted directly to the ceiling of the room, you must ensure that the ceiling is strong enough to support a load of 15kg
- Cables will be run to the projector so an easily accessible route must be available in order to avoid the use of surface mounted trunking
- A truss-mount option is available if there is no suitable mounting position in the room

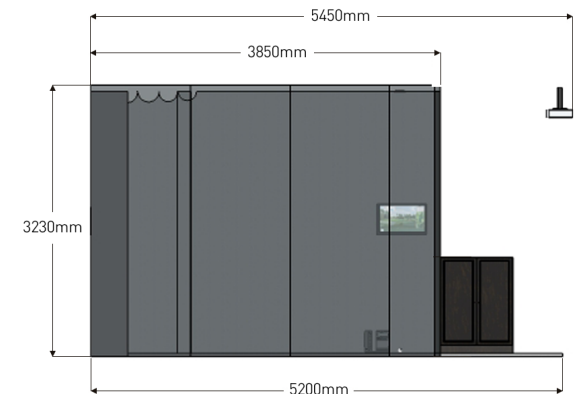
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Front View



Side View Cross-Section

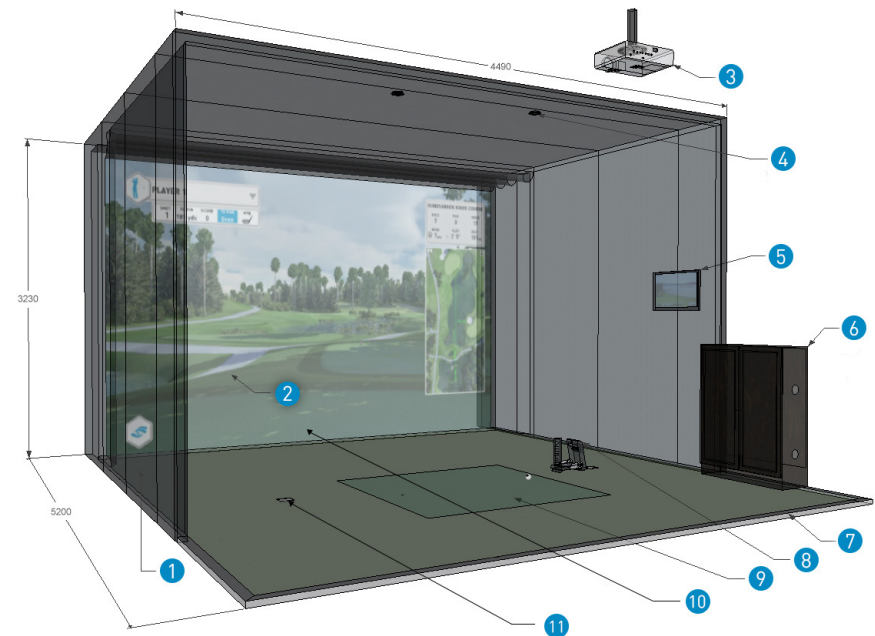
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16:10 Aspect Simulator



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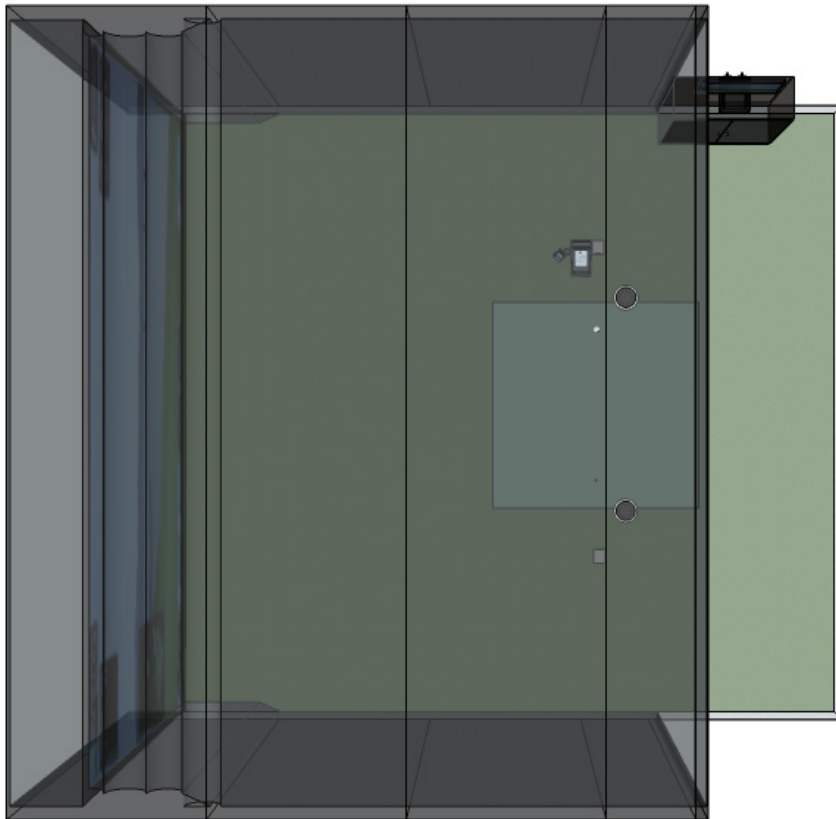
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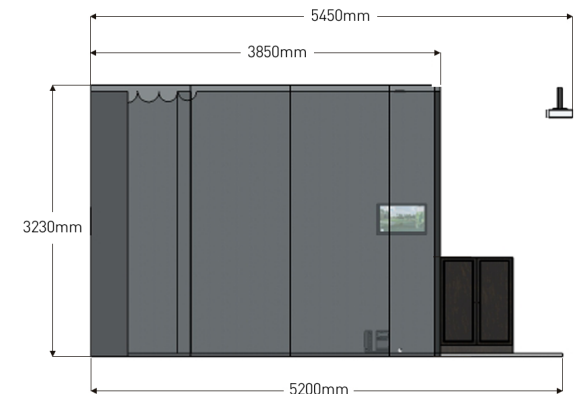
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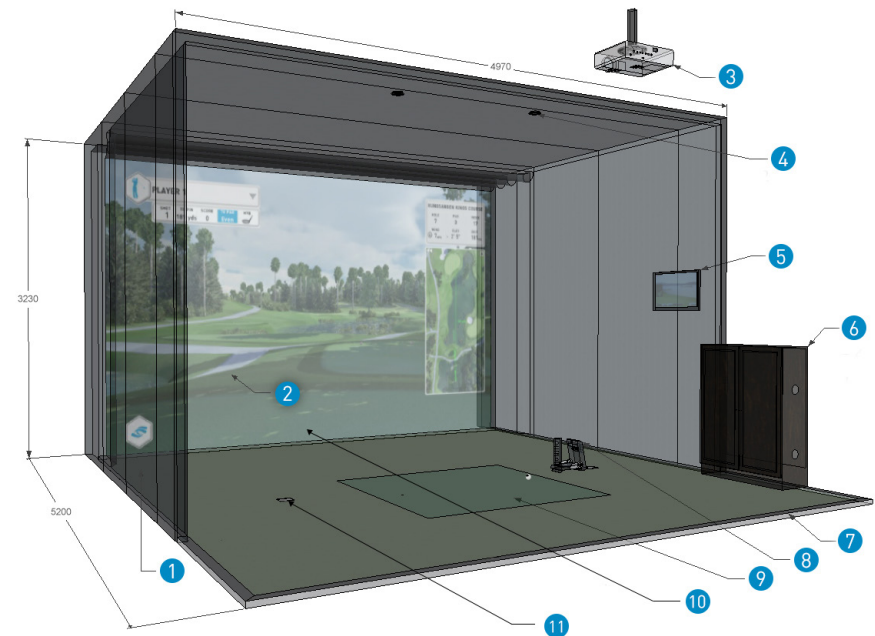
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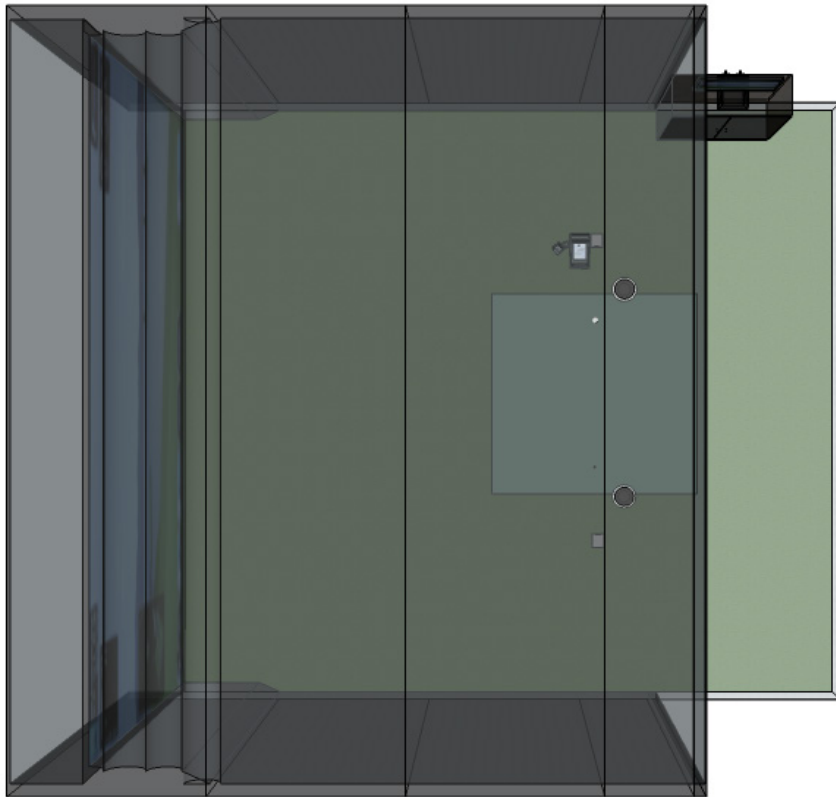
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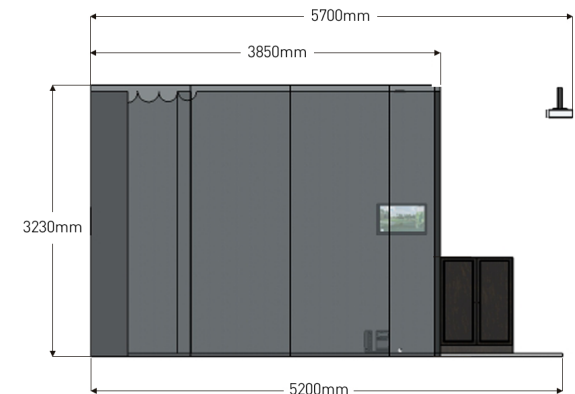
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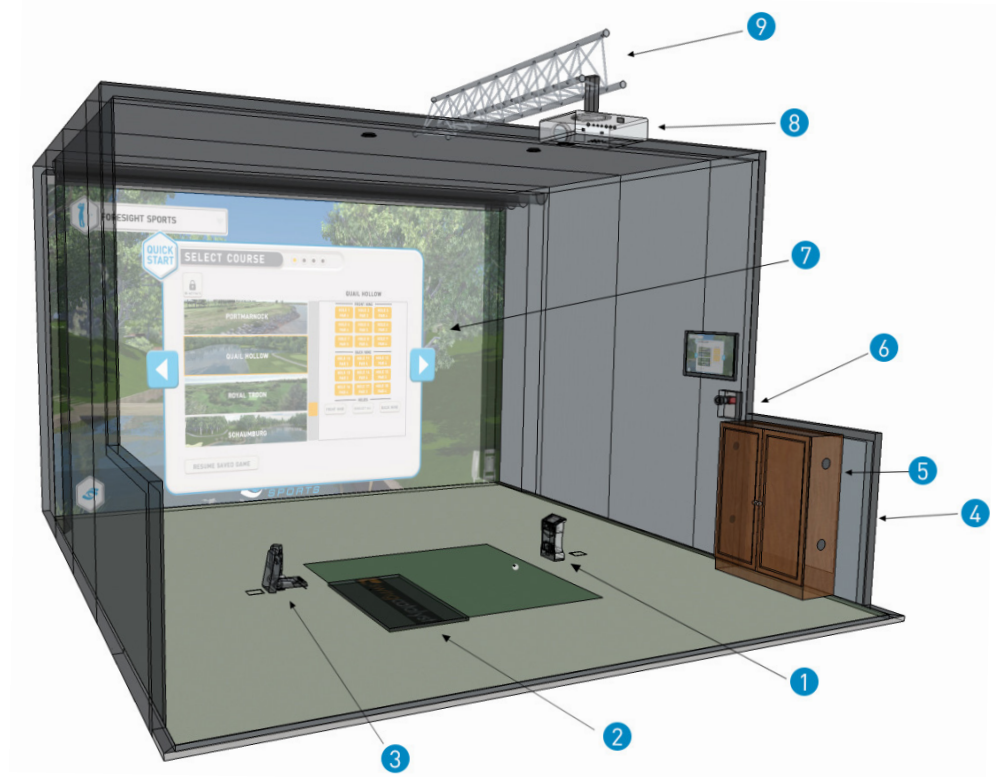
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Simulator Options



Optional Extras

- 1 Upgrade from GC2A and HMT to GCQuad
- 2 Swing Catalyst Balance and 3D Motion Plates - synchronised with your high speed cameras and GC2A or GCQuad
- 3 Additional Launch Monitor for permanent left-handed use (shown with optional GC2A and HMT unit)
- 4 Low level 'Pony Walls'
- 5 Bespoke, hand-made PC cabinet with choice of designs and finishes
- 6 Swing Catalyst analysis software & high spec cameras - the complete integrated swing analysis system
- 7 Additional world-class courses for your FSX gaming library
- 8 Upgraded projector options to suit your requirements
- 9 Truss mount for projector, where ceiling mounting is not possible



Extra Hardware

- Replace modular panels with bespoke on-site timber build
- Free-standing add-on to make the sim is free-standing with no requirement to screw into walls/floor/ceiling of room)
- Extended walls & ceiling - to provide full enclosure to front of simulator floor
- Facing-off between simulator and walls and/or ceiling of room - choice of finishes
- Complete, solid rear-wall (to match rest of simulator)
- Enhanced audio system - latest audio kit to enhance your simulator, cinema and gaming experience

Extra Services

- Survey by Foresight project manager or installation team
- 3D design drawing, for bespoke simulators and/or to show simulator in client's room
- Custom design - adjustments to the standard enclosure or other design elements
- Multi-stage installations to suit client needs
- Additional detailed on-site training sessions

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Design Renders & Installation Images



Golf Club

Custom design into underused changing room



Pre-Installation Design Render



Post-Installation Photograph

Country Club

Standard design into first-floor snooker room



Pre-Installation Design Render



Post-Installation Photograph

Private Home

Custom design into oak-beamed garden room



Pre-Installation Design Render



Post-Installation Photograph

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