

# **DESIGN & ACCESS STATEMENT**

**Proposed Plant Houses, Storage Shed and Water Storage Tank for  
Commercial Business Activity**

**Church View**

**Church Road**

**Aylmerton**

**Norfolk**

**NR11 8PZ**

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## **1.0 INTRODUCTION**

- 1.1 This Design & Access Statement has been compiled in support of a planning pre-application for the proposed erection of plant houses, storage shed and water storage tank for a commercial business activity at Church View, Church Road, Aylmerton, Norfolk NR11 8PZ.
- 1.2 Aylmerton is a village and civil parish in North Norfolk situated 3.2 miles south west of the seaside town Cromer and 7.5 miles east of Holt.
- 1.3 The civil parish according to the 2011 census has an overall population of 458.
- 1.4 The referenced application premises is a detached residential bungalow sited on a generous size plot.

## **2.0 USE AND PROPOSALS**

- 2.1 The proposal presented in this planning pre-application is for the erection of two single storey plant houses with an ancillary storage shed including a rain water storage tank facility.
- 2.2 The applicants son has studied and qualified at degree level in plant science and is passionate in the propagation and development of exotic plant species. This proposal follows a small scale dedicated trial operation utilising a single plant house over the past two years to see if the production of plants in our climate can be achievable within an economically viable framework.
- 2.3 The successful trial results have naturally encouraged expansion to achieve the level of growth space to allow the venture to become a commercial viable enterprise

## **3.0 AMOUNT**

- 3.1 Firstly the outbuildings are all single storey structures and of moderate size in terms of footprint with a combined total floor area of 81m<sup>2</sup>.
- 3.2 In terms of the business framework the plant sales will only be traded on-line via a specialist website facility and the day to day operation will not necessitate any additional work force.
- 3.3 The level of goods and materials required to operate the business from a transportation point will all be carried out by the owner and not cause any form of increased traffic movements to and from the site.

## **4.0 SUSTAINABILITY**

- 4.1 The heating of the plant houses is from combined sources of gas and solar dependent on the time of year and plant species. The water requirement will be adequately met by the collection of rain water from the building roofs and distributed via the storage tank facility.
- 4.2 The operation will not generate or impact the surrounding area in any adverse manner in terms of noise or disturbance.

## **5.0 APPEARANCE**

- 5.1 The proposed plant houses and storage shed as demonstrated within the elevation drawings attached with this statement indicate a simple outbuilding design constructed in external materials which are associated with the majority residential gardens.

## **6.0 CONCLUSION**

- 7.1 This planning pre-application application demonstrates firstly an individuals desire to pursue a passion which he has already dedicated considerable time and effort however he is fully aware of the importance to ensure the operation has the full approval from both the local authority and surrounding community.