Planning Statement

Retrospective Application – Retention of outbuilding for use incidental to the enjoyment of Parkend Cottage

1.0 Purpose

This Planning Statement has been prepared to support the retrospective planning application for retention of outbuilding for use incidental to the enjoyment of Parkend Cottage (safe storage of classic cars) The following statement describes the proposed site, assesses the context and immediate setting and subsequently explains the response to these contextual issues.

The purpose of this statement is to set out the design parameters.

Drawings in this report are for illustration purposes only. The drawings which constitute the application have been submitted separately and should be referred to in all manners of record.

2.0 Background

The applicant seeks to provide a fit for purpose storage unit to store their classic car collection.

3.0 Site

The site is within not within a conservation area and is not visible from the road. The storage unit has been designed to be in keeping with the recently approved application for an extension to Parkend Cottage.

The site is not located within a floor risk zone, and the risk of flooding elsewhere will not be increased as a result of this development. The site is not in an area at risk from mining developments.

4.0 Scale and Mass

The height of the proposed and scale is determined by the existing buildings and is designed to be suitable for the end users requirement.

Elevations have been submitted in support of this application.

5.0 Appearance

The elevational treatment has been developed to be sympathetic to neighbouring properties and buildings as well as the local area therefore respecting the local character and positively responding to the visual amenity.

The proposed materials are as shown on the elevations submitted with this application.

11.0 Conclusion

The proposed storage unit provides fit for purpose classic car storage for the applicant while being in keeping with the recently approved plans.