

PROPOSED SHEPHERDS HUT AT 4 STATION COTTAGES, TODDINGTON. GL54 5DT.

PLANNING, DRAINAGE AND WATER MANAGEMENT STATEMENT.

1. SITE DESCRIPTION.

The application seeks full planning permission for the stationing of a single shepherds hut for holiday letting.

The site, which is located within the rear garden of a modest two bedroom end of terrace cottage, situated to the east of Toddington.

The site is not situated within the Cotswold AONB, but it is in a designated Special Landscape Area, and its location does affect the setting of the AONB.

The site is designated as Zone 1 by the Environment Agency and, therefore at low risk of of a flooding event.

It does not impact on any designated heritage assets.

The shepherds hut exists at present, situated in the rear garden of the property and in use incidental to that of the existing dwelling.

2.0 PROPOSAL

Planning permission is sought for the siting of a shepherds hut within the domestic curtilage of 4 Railway Cottages, Toddington.

The garden extends to the rear of the property and the shepherds hut will be sited at the southern end, separated from the remainder of the garden by fencing.

The accommodation comprises of a combined bedroom and sitting room, with wood burning stove and a separate shower room and toilet.

The application is for a change of use to allow holiday letting.

3.1 Principle of the Development

Para 83 of the NPPF states that planning policies and decisions should enable the sustainable growth of all types of business in rural areas, both for the conversion of existing buildings and well designed new buildings, and sustainable rural tourism and leisure developments which respect the character of the countryside.

Policy TOR3 of the JCS requires that proposals for new or extended caravan and camping sites for tourist accommodation should be located within or adjacent to development boundaries. The proposed site is outside the development boundary but can be considered adjacent and therefore complies with the policy.

Access to the shepherds hut is via a gate to the south of the proposal site and a public footpath which runs to the east of the boundary.

3.2 Impact on Landscape Character.

Overriding protection must be afforded to the landscape and character of the area. The scale of the proposal is modest, as is the impact on the Special Landscape Area and the AONB.

3.3 Design and Visual Amenity.

JCS Policy SD4 requires that new development should respond positively to, and respect the character of, the site and its surroundings, enhancing local distinctiveness and addressing the urban structure and grain of the locality in terms of street pattern, layout mass and form.

The design of the structure is typical of a shepherds hut and is 3.1m high. 5.5m long and 2.5m wide.

Given the scale of the proposal and the context, the development would safeguard the special landscape quality of the area.

3.4 Residential Amenity.

The Proposal has its own fenced private amenity space.

The western elevation, which serves the shower room will have obscure glazing to the window, to safeguard neighbouring privacy.

A bin store will be provided for guests.

4.0 Highways Impact.

The site is accessed from the B4077.

One car parking space will be allocated for guests.

Secure cycle parking will be provided within the private amenity space.

5.0 Drainage.

Rainwater from the roof will be collected in water butts and used for garden irrigation.

Foul water will be disposed of by the existing mains drainage system.

The proposed paved area will consist of paving slabs laid with open joints on a permeable base, to aid filtration.

All kitchen and sanitary appliances will be served by low water flow equipment.