



Jigsaw Planning and Development Limited

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Willow Tree Cottage, Bankwood Farm, Oxton Road, Southwell NG25 0RP

Supporting Planning Statement

Change of use of land to residential curtilage. Demolish stable block. Erect 3 bay garage and store with roof mounted solar panels.

Background

On 26th of September 2022, a certificate of lawful development (existing) was issued for the stable block on the site. Site plan reference JPD/MSE/4092-2

The stables in question cover a site area of 40.4 m² and it is proposed that these will be removed in favour of the garage and store now proposed.

This application is a resubmission of application reference 23/00388, which was withdrawn on 01/08/23

The proposal is now reduced in scale to accommodate the garden, equipment and machinery store, 2 bay car parking and log store. The position of the building has been moved significantly closer to the existing curtilage and only marginally lies outside of the accepted and recognised domestic curtilage, confirmed previously by the local planning authority.

The floor space of the existing stables is 40.4 m² and the proposal is 61.2 m². The net floor space created therefore will only be 20.8 square metres and this is considered a significant concession with regard to the previous application.

The new oak framed open garage with machinery and log store will be far more attractive than the current stables and visually more

appropriate to this rural area. The proposal sits within the frontage alignment of the existing house and garage and will not intrude into open countryside. The external materials to be used of timber with a complimentary red tile roof will be suitable and appropriate to this rural setting.

The need for the proposed garage arises as the current garage on site is occupied by domestic items. The family is relatively large for this modest property and the eldest son is about to begin a university course but based at home. An additional vehicle will therefore be required for this purpose. The storage area will be for garden machinery, including a ride on and push mower. The small lean-to accommodates the log store to shield dry logs from inclement weather.

As the southwest roof slope is an optimum orientation, there will be the opportunity to install an array of solar panels to capture solar energy, which will also provide for an electric vehicle charging point.

The proposed garage and store will have no greater impact on the appearance of the countryside and will in fact be an improvement in visual terms. There are no neighbours which will be affected by the proposal, the access and turning facilities remain unchanged and there is the opportunity to impose suitable planning conditions.

It is envisaged that planning conditions would be imposed in terms of additional landscaping to supplement the tree planting to the rear that has already taken place, together with a requirement that the stable block is removed prior to the new garage and store being brought into use.

For the reason stated above, it is requested that planning permission be granted for this modest and appropriate development which has been reduced in scale and only marginally sits outside of the agreed residential curtilage.

Michael Evans MRTPI
Jigsaw Planning and Development Ltd



