

DESIGN & ACCESS STATEMENT

**LAND TO REAR OF
THE MAPLES,
37B GREAT FEN ROAD
SOHAM
CB7 5UQ**

Proposed Storage Shed and Access track.

NOVEMBER 2023

INTRODUCTION

The proposal is for full planning permission to construct a storage Shed and access track at the above.

APPLICATION SITE & SURROUNDING PROPERTIES

The site is located to the rear of the Maples 37b Great Fen Road, Soham CB7 5UQ on land owned by the householders but classed as Agricultural for planning purposes. The proposed location has been chosen to screen the shed from view from Great Fen Road and so to discourage any attempted thefts. The location is behind the garden of the property at The Old school and the School house on Great Fen Road. There is a hedge dividing the properties as well as a ditch.

PLANNING HISTORY

The site has no known planning history.

DESIGN

The proposal is located within land owned by the applicant, the use of this land is officially Agricultural although in reality, it forms part of the applicants extended garden. The land is not used to produce crops etc. Due to the size of the plot the applicant is required to use mechanical means to keep the land tidy. The shed is to provide secure storage for this purpose. The size of the proposed is generally within permitted development guidelines if they were to apply in this instance. The proposal is a low-level single storey structure to be constructed from materials typically used in Agricultural buildings. There is no overlooking of nearby residential properties that does not already exist. There will be no change in noise levels or disturbance. There is no existing structure that could be reused for the proposed purpose.

SCALE & MASSING

The scale and massing of the proposed building is very much within the usually accepted for Agricultural buildings of a small scale.

WALLS

Horizontal black timber Cladding

ROOF

Felt roof.

FLOOD ASSESSMENT

The site is located within the flood ZONE 3 and as such the application is accompanied by a FRA. Agriculture and forestry, which are the closest development types are listed as 'less vulnerable'. Less vulnerable development in flood zone 3a do not require an exception test.

DRAINAGE

Surface water: It is expected that the surface water runoff will be run to existing drains (with the relevant consent). The amount of surface water will differ little from the existing as the roof is almost flat and therefore the area almost equal to the existing. External track is to be permeable to facilitate drainage.

Foul Water: is not required for this application.

ECOLOGY

A biodiversity report is not considered necessary for the purposes of this application. However, as a gesture the householder as a fan of wildlife could provide nesting boxes to the gables of the proposal if considered compatible with the location.

SUSTAINABILITY

The Local Plan and national planning framework apply a presumption in favour of sustainable development.

In summary the proposed will by design, and location provide a sustainable solution. Materials for the construction will in the main be obtained locally, there is a timber supplier on Great Fen Road.

The provision of a storage facility will mean that the householder is not reliant on visiting landscapers and thus cutting vehicular trips for the upkeep of the land.

ACCESS AND PARKING

The current access from Great Fen Road will be utilised, there will be no change in the number of vehicular journeys. The storage shed is for personal use only.

A track is proposed to provide access to the storage shed as indicated on the accompanying drawings.

Occasional parking will be necessary due to the size of machinery necessary for the upkeep of the plot.

CONCLUSION

The proposals have no effect on the amenity of the adjoining owners, the scale and massing of that which is proposed is consistent with the proposed use. In light of this it is hoped that planning permission will be granted.

Rev 2023_11_15