

Covering Statement - Summer house at Abbots Farm Denham.

Dear Planning. I have submitted this application as requested. I thought it would be useful for you to understand how and why we came to put the building up, so I've detailed it below. If you need any more information please let me know. I can only stress that this is an ancillary garden building for our private domestic use.

We have approximately 14 acres of land directly to the rear of our home on which we primarily keep our horses. However the land is used for far more than that. In the 30 or more years that we have owned the land, living first in no.21 until we built and moved into 21a, our current home, in 2005, we have enjoyed the private and tranquil open space to the rear of our garden and used parts of the land to grow vegetables, walk our dogs, grow and harvest wood and relax and entertain.

Our land is screened/separated from our neighbours and the agricultural fields beyond by hedges. Our paddocks are located centrally within the land, set away from the boundary by a track that runs around the perimeter of the paddocks. We walk round the track daily, we maintain the hedges so that we can see over them and mow the 5m wide track in a similar manner to a lawn. By maintaining low hedges and setting the paddock fences away from the boundaries we and our neighbours can enjoy open views across our land, our horses are kept away from the boundary and we have a private nature walk.

There are existing vehicles access points at the western end of the site off Barrow Lane and adjacent to the farm buildings adjacent to Denham Abbots, a listed dwelling to the east of our land.

The access at the western end of our land has always been there, and we have used it to maintain that end of our land ever since we owned it. As the land at the western end of our property is beyond the neighbouring dwellings, we planted a woodland. It buffers the paddocks from the prevailing westerly winds and provides a rich wildlife refuge. As the woodland has grown the clearing to the north of the woodland has become entirely screened from view. As a result the area naturally became a private space to enjoy the outdoors, store wood, tools, hay etc in privacy with no risk of disturbing our neighbours visual or sound quality.

All this continued with no negative impact on our neighbours, as the clearing is at the furthest point from our neighbours, the listed building and the road. But that means is also quite a way from our house and stables. Our woodland creates a natural barrier minimising any visual or sound impacts.

Over the years we have used the clearing area of our property more and more, for meeting up with friends and having barbecues.

As a result of lock down we used the area more especially with family and friends wanting to meet up but maintain social distancing in an out door environment. We would drive our horse box to the clearing so we had access to a loo, water and power.

Given the need for some secure storage, shelter from the elements a decent loo and a sink, and not keep having to use the horse box as a facilities unit, we decided that we would put up a structure

with basic facilities, that would look far more appealing than the adhoc structures and covered piles of hay etc.

As a result we purchased a 6m by 6m timber double garage kit and installed it in the clearing. The structure has no foundations and only has windows on the east facing side. It is less than 4m high and several meters away from the boundary. We assumed as the structure was within our garden (as we see and use it and have done for 30 years) that the structure was permitted development and no planning approval required.

The shed is basically a storage room for domestic garden and bbq paraphernalia, a wc with a dog wash with basic kitchen facilities so we can store drinks, make up salads, warm bread etc when enjoying a bbq and wash up etc. We refer to it as the summer house. It is a single skin flat pack timber garage on skids. Basically a glorified shed with a loo.

As we have the space and wanted it to be off grid we have installed solar panels and a micro septic tank. These facilities in no way could support a dwelling. They just make the occasional use of the summer house more convenient.

No one sleeps or lives summer house. There is a bench seat for those all too often rain showers but the majority of the floor area is just storage. The walls are standard garage timbers and there is no insulation or heating.

For years we made do with temporary shelters for hay etc and pop up gazebos when we used the western clearing to have bbq's around the camp fire, so erected a summer house. The western clearing is some distance from the stable yard and house so having secure storage and shelter for equine paraphernalia, garden furniture and bbq equipment etc when we are at that (western) end of the property, has made life much easier. It reduced the movements of people and vehicles to and from the house and the eastern end of the paddocks. The summer house really adds to our quality of life and impacts no-one else.

So we really hope that you appreciate that this just a summer house that allows us to enjoy our garden horses and dogs with friends and family in an outdoor setting the and securely store our things without harming anyone's view.

Mrs R McGregor - January 2024

Check list

- Application form (DC001) - completed on line
- Fee (DC002)36 sqm floor area = £357 including service charge
- Location plan (DC003) - enclosed
- Ownership certificates (DC004) - completed on line
- Agricultural holdings certificate (DC005) - completed on line
- Relevant plans (DC006) - structures manufactures plans and site block plan enclosed
- Design and access statement (DC007) - see covering statement
- Daylight/sunlight assessment (DC008) - n/a
- Biodiversity survey and report (DC009) - enclosed

- Affordable housing statement (DC010) - n/a
- Flood risk assessment (DC011) - n/a
- Tree survey/arboricultural implications (DC012) - enclosed
- Heritage statement or Heritage impact assessment (DC013) - n/a
- Energy statement (DC014) - n/a we have installed 4 48v 1600w solar panels technical details provided , and the location is shown on the block plan.
- Environmental impact assessment (EIA) (DC015) - n/a
- Sustainable drainage strategy (DC016) - the 1000lt micro septic tank location is shown on the block plan. A copy of what we bought and installed is provided.
- Draft heads of terms (DC017) - n/a
- Structural survey (DC018) - n/a
- Land contamination assessment (DC019) - n/a
- Retail/leisure impact assessment (DC020) - n/a
- Transport statement or assessment (DC021) - n/a
- Noise impact assessment or acoustic report (DC022) - n/a
- Air quality assessment (DC023) - n/a
- Landscaping details (DC024) - the existing hedges and woodland will all be kept as is.
- Lighting assessment (DC025) n/a
- Horse racing industry impact assessment (DC026) - n/a
- Open space assessment (DC027) - n/a
- Statement of community involvement (DC028) - n/a
- Planning statement (DC030) see covering statement above.
- Viability assessment (DC031) - n/a
- Refuse storage plan (DC032) it all is taken back to the house and added into our domestic waste bins. It is our domestic waste after all
- Landscape and visual impact assessment (DC033) - n/a
- Marketing assessment (DC034) - n/a
- Joinery, window and door details (DC036) - n/a
- Travel plan (DC048) - n/a
- Parking layout plans (DC049) - n/a guests park on our drive at 21a.