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023/04

Planning Statement

Supporting Planning Application for works to Windfall, West Street, Bampton

Scope of application

Construction of new carport to front elevation.

Visual appearance

It is proposed that the new carport will be as unobtrusive as possible, comprising two minimal sized steel post posts supporting a flat roof construction with a single play membrane finish.

The proposed carport does not overlook or have any detrimental affect on any other property in the vicinity.

Reports

Wildlife Survey and Report

There will be no effect on wildlife, wildlife trigger list attached.

Flood Risk Assessment

The property is in an area of very low flood risk.

Foul Sewerage Assessment

There are no proposed foul water sewerage works

Lighting

There is no external lighting in this proposal.

Photographs

Photographs of the existing site are included in the planning documentation.

Sustainability and Renewable Energy Statement

Sustainable building techniques and materials are proposed to minimise energy use and waste.

Tree Survey/ Arboricultural Implications

There are no works to trees or hedges in this proposal.