

Planning Statement

This is an application for a sustainable garden area including vegetable and fruit production. To include a retrospective shed, livestock area, temporary building in the form of a storage container, front driveway planning, a privacy fence and a patio/bbq area. The application would also ask to extend the current residential curtilage to include all of the property.

Sustainable garden:

To be able to transform part of the garden to be able to grow produce. With the garden area being a good size, growing areas can be incorporated to grow things such as carrots, spinach, lettuce and potatoes. With the world and government looking towards sustainability, we think this is a great way to achieve this. Along with other renewable and recyclable systems listed on the other points below, the potential to create a carbon neutral food production is high.

Raised garden beds and poly tunnel:

As per the drawing, we want to build and create several raised bedding areas to produce a variety of vegetables. A timber poly tunnel can create a crop of fruit.

Retrospective shed:

This is for the existing building that is currently on the garden. This is to be used as a shed for the garden tools i.e. lawnmower, rotavator, strimmer, hedgecutter, gardening tools and a workshop to be able to build and maintain the garden areas for years to come. To enhance that area of the garden the incorporation to the large shed roof of a living one. Creating a living roof adds so many benefits than the overgrown area where the new retrospective shed is. Having this living roof above ground level will help this area grow and bring in much needed insects and help pollination of the local area. As well as that, it helps:

With improving air quality

Ambient noise reduction

Food production

Health and wellbeing

Ecological use of rainwater

Reduction of storm water

New habitats for fauna and flora

Supporting wildlife and be

Atheistically pleasing

With all of the above creation of a rainwater collection system on the roofs to be able to reuse and recycle water to help with the production of food.

There are buildings on either side of the garden that one is a shed (number 39 Grime Lane) and a workshop/green house (number 53 Grime Lane) and other buildings further down the gardens.

Livestock area:

This, as per the drawing, is to create an area for the housing of a personal pony. The applicants wife is fully qualified to British Horse Society standards and has owned, worked and taught in the equestrian industry for over 30 years. There is an existing stable block located in Sharlston between Heather View and Weeland Road. Those stables are roughly 10m from the nearest residential house. With matters regarding waste, mucking out will be done daily and put into sealable plastic containers to be used as fertiliser for our garden crop and offered to anyone local for their needs. Pony/Horse manure is fantastic for nutrients to help feed vegetable and fruit crops. With it being put into sealed containers, this will alleviate any odours and flies as there will be nothing in the open to create these issues.

Temporary storage building:

This will be in the form of a hicube shipping container. This will house the materials for vegetable and fruit crop production, materials needed for the garden upkeep along with hard feed for the pony. This helps keep all of the materials and feed dry plus keeps feed in a sealed temporary building which will help in not attracting any rodents to the area as there will be no feed left near to the shelter. This building will be able to be moved and removed easily and will be laid on timber sleepers on the ground.

Privacy fence:

This is to create a 2 meter screen fence for the private use of the garden. Other properties further down the terraced house garden have fencing this high

Patio/bbq area:

As this is a garden, the applicants would like to create a patio seating area with a movable bbq/kitchen for their enjoyment.

Extension to residential curtilage:

The applicants want to extend 45 Grime Lane residential curtilage into the garden land. As the resident at number 39 has stated previously, the access around the back of the terraced houses are in deed owned by each property to the width of their home. As per each of the deeds, there is a requirement to allow pedestrian, horse and cart and vehicular access without hindrance. Although vehicle access cannot be obtainable due to the end resident changing their fence line from a radius corner to a square corner as per the original deed plans. With this, the house of 45 Grime Lane, the access and the garden area are all owed and as one. As per the original deeds, not included to be public, this has all been owned by this property for nearly 90 years.

We feel that this and in connection with applications for the same below has set a precedent;

1. Change of use of land from agricultural to extend residential curtilage 00/99/48320/E in Bretton
2. Change of use from Green Belt land to domestic gardens 91/99/29654/A), in Netherton and;
3. Garden shed and greenhouse (retrospective) 97/99/32926/A

The above is for a shed and a greenhouse on the extended residential curtilage on greenbelt should set a precedent to confirm this right.

Front garden driveway:

There is an existing drop curb that the residents have already applied for, granted and installed. This part is to get approval for a plastic grid gravel system to be fit. Please see reference picture for detail. Wakefield highway have already approved this for 2 tracks for parking but they would like the whole front to be laid with this for ease of maintenance and natural drainage. To compliment this, raised garden planters to be added for decoration and aesthetics.

Most of the above application points all work together to be able to create this garden. From a workshop to help develop the systems to the pony manure to feed the crop and garden. They all play a role and without one could create complications with another area.

The garden area is in need of a total overhaul and the applicants want to create something that will help the environment and also become self sustaining and self sufficient. Having this area to be able to reuse, recycle and replenish can create an area to gain the most usage from.