

DANIEL STEWART
ARCHITECTURAL SERVICES LTD

Email: dan@danstewart.co.uk

Web: www.danstewart.co.uk

PLANNING, DESIGN/ACCESS & HERITAGE STATEMENT.

Ref: 2740

Proposed New Decking with Roof.

Riley James, 299C Westward Road, Ebley, Stroud, Glos. GL5 4TX

A. Property Description:

The existing building consists of a prefabricated office/showroom unit set in the parking/storage area of Jay Bee Plant Sales immediately adjacent to the canal.

The building is set within the Industrial Heritage Conservation Area.

The site is designated as a key employment site.

B. Flooding:

According to EA flood mapping the site is located in Flood Zone 1, an area with low probability of flooding.

C. Description of Development:

This retrospective Full Planning is for a timber decking area and roof constructed over the canal bank to the south of the host building.

The development has been carried out using sympathetic materials to compliment the surroundings and conservation area.

D. Parking & Access:

Existing off road parking will be retained.

Additional parking will not be required for the proposals.

The disabled access to the site is adequate.

There is adequate access for the emergency services.

E. Ecology

The proposals do affect ecology at the site.

F. Community Involvement

The immediate neighbouring residents have not been consulted by the applicant.

G. Conclusion:

The proposals have been sensitively designed to a high standard using materials that are both sympathetic and complimentary to the area.

There is no significant adverse landscape impact arising from the proposal.

The proposals accord with all relevant Development Plan policies together with the National Planning Policy Framework, and does not result in any demonstrable harm to any matters of recognised importance, therefore we respectfully ask that the application be supported.