

Planning Statement

Pippin Cottage

We believe that a certificate of lawful development should be granted for the construction of a Garden room with Garden store attached in the North East end of the garden of Pippin Cottage for the following reasons:

The structure has been carefully designed taking into consideration permitted development requirements. The structure will be within 2 meters of the boundary of the garden however the building will not be above 2.5 meters in height. The structure is not in front of the front elevation of the house and does not take up more than 50% of the garden.

The proposed Garden room will be mainly used for extra storage as the main house's previous use was as a holiday let, there currently is very limited storage. As well as storage the garden room will occasionally be used for leisure purposes in some evenings. (drinks, films on a projector and hobbies).

The garden store will be used for storage for bicycle, lawn mower, garden equipment and a few household tools.

Access to the garden during construction for materials during construction is considered to be safe and acceptable, this is the same access that a recently granted planning application (BN/154/20/HH) has been using for the construction of a larger similar project.