

PLANNING STATEMENT.

FOR

PLANNING APPLICATION

FOR

AGRICULTURAL STORAGE BUILDING

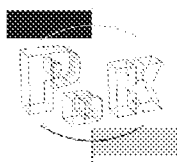
AT

**THE POTTING BARN
NO.5, HOBBS COURT
BILSHAM ROAD
YAPTON
ARUNDEL
WEST SUSSEX.
BN18 0JY**

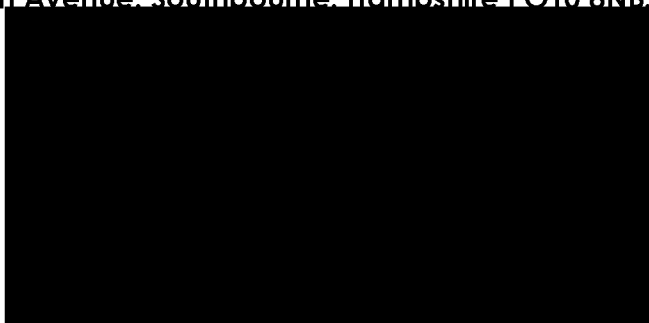
FOR

D LOWNSBOROUGH

April 2022



**PDK Architecture and Surveying.
29 Breach Avenue, Southbourne, Hampshire PO10 8NB.**



1. Site

The application site is within a large Agricultural field that is part of The Potting Barn and is to the north of the dwelling. The site is not viewed directly from either the main road B2132 (Bilsham Road) or adjacent dwellings due to evergreen screening and fences. Access is from the main road B2132 (Bilsham Road) only via single entrance drive. Refer to 1: 1250 scale location plan.

2. Existing Property

The application relates to the existing agricultural timber storage building, that is beyond repair and in a state of partial collapse.

The field is Defra registered as are the Soay sheep. Also agricultural in respect of fruit tree orchard and Rosa rugosa (edible rosehips also in the orchard).

3. Project Brief

The brief is to obtain Planning permission for an agricultural building to replace the existing agricultural storage building in a new location with a similar timber building of similar size as indicated on the plans. The new store is to be located on an existing concrete hardstanding as photos.

The store is to be used for the storage of farm/agricultural materials.

4. Context & Adjacent Architecture

In terms of immediate context & adjacent architecture there are -

- a. Open / Farm Land and Main Road to the West.
- b. Private Dwellings to the South.
- c. Open / Farm Land to the North and east, also a large field to the South on neighbouring property.

Refer to 1: 1250 scale location plan.

5. Design Overview & Appearance

The proposed replacement store is approx. 2.727m high, 2.95m wide and 5.95m long (this is just under 10% smaller than the existing building that is approx. 3.47m high, 3.6m wide and 5.4m long).

The new store is to be located on an existing concrete hardstanding that was the former footprint of a pigsty, as photos. The existing store is to be removed and area returned to grass.

The materials are similar to the existing, still rural in appearance.

6. Landscape

The building is in an existing grass agricultural field that is to be retained. The falling down shed will be removed and the cultivated blackberry bushes reclaimed and retained.

7. Trees On Site

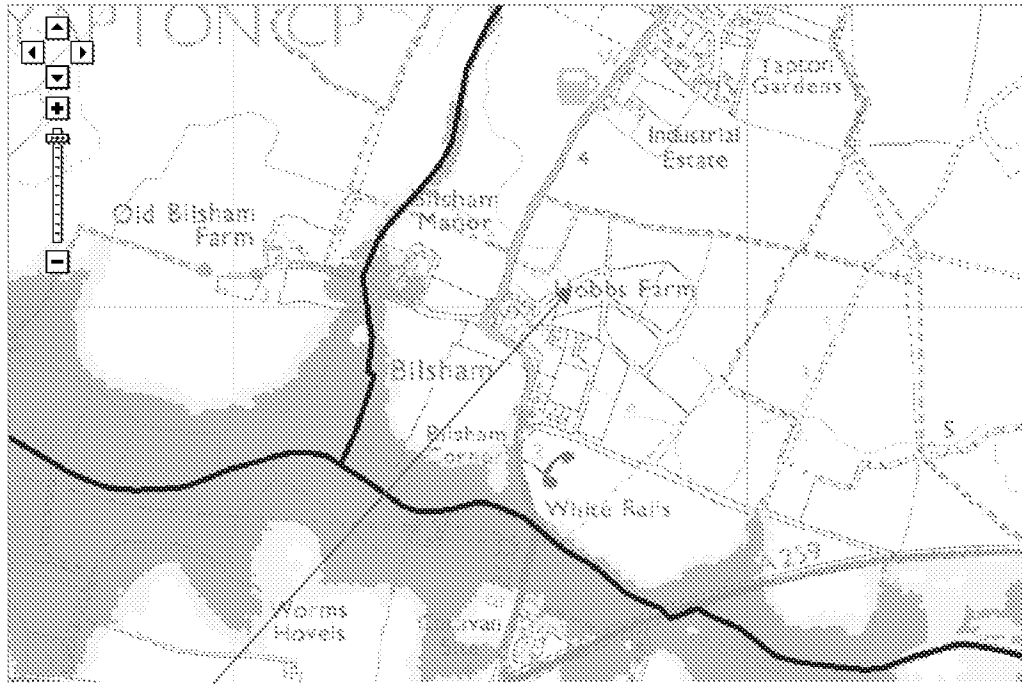
No trees on site which will directly affect the application proposal.

8. Risk of Flooding

The site is not within Flood Risk Zone See map.

BN18 0JY at scale 1:10,000

Other maps  Data search  Text only version 



SITE

Prepared By PJC

April 2022