

PLANNING STATEMENT

DATE: 7th August 2023

SITE: 8 NORTHLANDS PARK, EMSWORTH, HAMPSHIRE PO10 7EY

APPLICANT: MRS MARGITA MILLERS, 8 Northlands Park, Emsworth PO10 7EY

RELEVANT PLANNING PERMISSIONS:

APP/07/62243/008 (07.06.2007) – Construction of 1No detached 4-bedroom house and detached garage

APP/16/00649 (12.08.2016)– Change of use land from woodland area to residential garden

APP/21/01060 – Fell 24No trees within W1 of TPO 1838

TPO No: 1838, 02.11.2005

Pre-application enquiry: ref. GEN/23/00521

We have submitted our proposal for pre-application advice on 7 June 2023. Planning officer Miss S Donophy visited the site and reviewed the details and plans submitted. Originally, we the proposed building was larger to accommodate not only the boat but also our cars, but officer felt it was not suitable as an ancillary building. Hence, we have now reduced the proposed size, which now appears to be worthy of planning application.

SITE

The application site is a large plot of land approx.. 2400 sq m of unusual shape and tacked away on the edge of small, gated development. Plot has detached house (152 sq m), detached garage and ancillary laundry/workshop building. The main house was constructed in 2007. The woodland area immediately adjoining the house to the east was originally a protected woodland area as identified on TPO 1838 of 02.11.2005, but subsequently the change of use to residential garden was granted on 12.08.2016 with permission ref. APP/15/00649 and more recently in 2021 we felled 24 trees with permission APP/21/01060. Now this area is used as a kitchen garden and storage of boat on a trailer and cars. As we are close to the sea foreshore it is quite common to have boat storing facilities within the curtilage of the dwelling house and the size of our plot perfectly allows it.

REASONS FOR APPLICATION

The permitted use of the area in question to the east of main house is residential garden with few TPO trees and large open space. We have created a kitchen garden and last year purchased a boat which needs storage. So, we would like to build a large shed (as shown on drawings attached) to store/repair/maintain the boat, which is kept on a trailer. The 6.3 m ridge height of the shed needed is rather high as we need to lift the boat up from the trailer for maintenance. The use of this shed will be residential only. The equipment which may be used to carry out regular maintenance will be not noisier than just starting the petrol/diesel fuelled vehicle.

We also would like to keep our van, bicycles, and kitesurfing equipment there.

SHED BUILDING

Proposed building to be long rectangular shape 6.5 x 16 m footprint, one storey with pitched roof with 6.3 m ridge height to enable the boat to be lifted only 0.5m so that trailer can be serviced indoors.

External walls finished with black cement board cladding to match existing main house of No 8 Northlands Park.

Roof cover to be clay or concrete tiles to match existing main house of No 8 Northlands Park

IMPACT ON TREES

In some areas the proposed building will be in root protection area of trees, hence we have instructed the qualified arboriculturist to produce tree survey, impact assessment and method statement. From initial visit he recommends no dig trench foundations, only on pads or screws, so that impact on trees is mitigated. The full report will follow this application by 18th August.

We have single storey lightweight laundry/workshop building built very near to some trees on site with the same type of pad foundations in order not to interfere with trees and since they were built in 2017, we have not had any negative impact on these trees.

Few of our neighbours at the rear have substantial sheds built right under the trees years ago and trees are growing fine.

IMPACT ON NEIGHBOURS

We believe there is no negative impact on neighbouring properties as:

- The proposed site is enclosed with large mature trees providing screening at all boundaries
- There are no windows where overlooking could be possible
- Distance from proposed building to each boundary is greater than 2.5 m
- No overshadowing of properties to the north as there are large mature trees at the northern boundary of the site

There is only positive impact on neighbouring properties to the north as proposed building will create additional acoustic barrier from the noise of A27 dual carriageway.