

PLANNING STATEMENT

SITE ADDRESS: PLOT 5 TO THE EAST OF NO 8 NORTHLANDS PARK,
EMSWORTH, PO10 7EY (OLD ADDRESS NO 8 NEW BRIGHTON ROAD,
EMSWORTH PO10 7PS)

PROPOSAL: CHANGE OF USE OF LAND

CURRENT USE: PRIVATE WOODLAND WITH NO PUBLIC ACCESS

PROPOSED USE: GARDEN, PARKING AND WOODLAND FOR THE
RESIDENTIAL USE OF NO 8 NORTHLANDS PARK

DATE PREPARED: 21 June 2016

PREPARED BY: APPLICANT MARGITA MILLERS

Below are currently existing structures, vegetable beds and other belongings kept on the site



PICTURE 1 - PROPOSED COMPOSTER

1200MM WIDE X 2000MM LONG X 1200MM HIGH

Made of concrete blocks with lid resistant to pests



PICTURE 2 - EXISTING SHED APPROX. 4Mx5M, adjoining storage of materials covering area of approx. 4mx5m. Not impacting roots of nearby trees



PICTURE 3 - EXISTING AND PROPOSED TO REMAIN WASHING DRYING STRUCTURE, surrounded by fruit and vegetable beds and semi-dwarf cherry trees

4200mm wide x 7600mm long x 2000mm high with permeable gravel ground cover underneath



PICTURE 4 - PROPOSED PARKING



PICTURE 5 - PROPOSED PARKING WITH ACCESS GATE WITHIN 4000MM WIDE OPENING. GATE TO BE MADE OF BLACK METAL RAILINGS TO MATCH OTHER GATES AT NO 8 NORTHLANDS PARK

The new proposed use of this land is for the sole use of dwelling house at No 8 Northlands Park (No 8 NP)

SHED

Timber shed/log store along with some left over building materials (picture 2) have been in the location as shown on existing site plan since 2007 when we completed the build of No 8 Northlands Park.

I would like to note that two neighbouring properties to the north have large block & render sheds right at their boundary with us under canopies of large mature trees well within RPA. I believe that this type of buildings would require some concrete foundations. If these have been permitted then I do not see how our shed would not.

Our proposed replacement shed is to be of lightweight timber structure with low roof 2.5m high (please see elevation drawings), no foundations only sitting on pads at all corners of the building and having the void underneath the whole building. This will go in the same position as the current log store and building materials storage. Although location of this shed is within the woodland it is not too close to the trees and due to its construction type does not have any impact on nearby trees.

Tree officer Mr Jamie Gargett has visited the site on few occasions the latest being on 21 April 2016 and has not raised any concerns. During the site visit on 21 April we have asked Mr Gargett and he has confirmed that the lightweight structure with no foundations, but only sitting on corner pads are acceptable in woodland area

The similar type of foundation construction for the garage of No 4 New Brighton Road PO10 7PS (new address No 14 Northlands Park PO10 7EY) was approved 15/03/2010 (ref. 10/73796/000)

WASHING DRYING STRUCTURE

The washing drying structure (picture 3) has been in its location for approximately 5 years and used to dry laundry of No 8 NP. Due to its lightweight timber design and permeable gravel ground cover does not cause any adverse effect on nearby trees.

PARKING AREA

In accordance with planning policy CS17 recommendations the land in urban areas should be effectively used. The whole of plot 5 area as shown on site plan is within the urban area. The land is vacant and not used for anything. Proposal includes that no vehicles will be parked in nearby tree root protection areas; hard standing of parking area proposed to be of permeable material

Fence to the north of new parking area to match existing fence of No 8 Northlands Park, which is about 500mm high brick fence with black metal railings on top and privet hedge behind and black metal railing gate for access to woodland

Hence the proposal would be effective use of land with sustainable design

EXTENSION OF DRIVE TURNING HEAD

Extension of the drive turning point (as shown on site layout plan ref. 104/02 and also on plot 4 planning permission ref. APP/15/00918 plans) to be of tarmac surface

This proposal accords with policy CS17 and is effective use of land as well as has already been approved as part of planning permission APP/15/00918