

Copster S36 8YF: Planning statement

Current composition of plot

In terms of buildings, our 0.98 acre plot comprises a house, a garage, a small outbuilding and a shed. The outside space includes vegetable plots, fruit trees, ornamental trees, and grassed areas. The poultry (15 individuals) and rare-breed sheep (six individuals) that we keep as pets and for personal consumption of eggs and meat, are free to roam throughout most of the plot.

Planning request

We propose to demolish the existing shed, which is used mainly to house livestock, and request permission to build a replacement shed in a different location of the plot. If permission is granted, we request that the existing shed be demolished immediately after, rather than before, the proposed shed is complete, in order to provide continuous housing for our livestock.

Please find below details of the existing and proposed sheds:

	Existing shed	Proposed shed
Function	<ul style="list-style-type: none"> - poultry house - sheep shelter - rearing house - feed store - wood store 	<ul style="list-style-type: none"> - poultry house - sheep shelter - rearing house - feed store - wood store
Distance from house	4.8m	58m
Volume	approximately 112m ³	79.2m ³
Height	2.3m (average of height at four corners)	2m at front, 2.4m at rear
Width	6.5m	3m
Length	7.5m	12m
Construction materials	<ul style="list-style-type: none"> - corrugated metal roof - timber doors - weathered timber-panelled walls 	<ul style="list-style-type: none"> - corrugated metal roof - timber doors - panelled timber upper walls, which will weather-down over time - concrete block-work lower walls, rendered and painted in 'stone' colour to blend into landscape, and surface-treated with manure to encourage greening with mosses and lichens etc.

Very Special Circumstances

We request that the following points please be considered as 'very special circumstances' in relation to our application:

- 1) Our livestock are kept solely as a hobby and not for any commercial gain.
- 2) The existing shed is at the end of its useful life and is irreparable.
- 3) New, dry and easy-to-clean housing is essential to the welfare of our livestock.
- 4) The proposed shed would have a reduced volume (by approximately 29.3%) relative to the existing shed, resulting in greater openness.
- 5) Benefits are associated with demolishing the existing shed, and locating the proposed shed further from the house than the existing shed, including:
 - a) Improved hygiene.
 - b) Reduced fire risk.
 - c) Improved visual impact from the perspective of neighbours and verge-/road-users, as well as from the house.
- 6) The proposed shed would be less visible to neighbours and verge-/road-users relative to the existing shed for the following reasons:
 - a) The existing shed is located in a very open area near the verge/road with no natural screening.
 - b) Topographical features, including a 'banking-up' of the ground behind the proposed site - these provide considerable screening when viewed from the verge/road.
 - c) Adjacent mature and newly-planted trees offer further cover around the site of the proposed shed.
 - d) Use of construction materials that are sympathetic to the surrounding natural environment will help camouflage the proposed shed, particularly following weathering of the timber panelling, and surface treatment of the render to encourage moss and lichen growth etc.

Supporting documents

Please see the following uploaded attachments in support of our application:

- Location plan
Please note that the original low wall shown on this OS map as bisecting the plot along the length of the house is no longer present. The previous owners, Mr & Mrs Phillip Bramall (owners since 1974), have no memory of the upper wall which originally linked the house with the outside toilet; the lower wall, which linked the house with the garage, collapsed over time and has not existed for some years now.
- Google Earth screenshot
Shows the existing house and shed in correct proportion to one another – this contrasts with the Location plan (i.e. the OS map), which shows these structures incorrectly proportioned.
- Site plan
Shows the locations of the existing and proposed sheds. Please note that the proposed shed is drawn in proportion to the existing shed; the house is out of proportion to the existing shed, as explained above.
- Plot plan
Includes dimensions and locations of the house, existing shed and proposed shed.
- Images
Shows the existing shed and the plot from various locations, including the verge/road.
- Proposed shed design
Shows the design of the proposed shed, including dimensions and construction materials.

Many thanks and we would be very grateful if you could inform us if any further information is required.