

1. INTRODUCTION.

- 1.1 This statement is written to accompany an application for planning permission as required by the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 [SI 1062 2006]/Town and Country Planning (General Development Procedure) Order 1995 Article 4C.

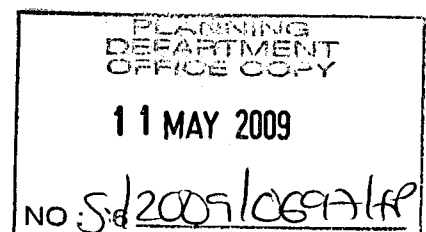
This statement provides the following information:

2. SITE AND SURROUNDING AREA.

- 2.1 This application relates to Pulham House (formerly known as Tennis Court House) which is situated in the grounds of Bedwell Park within the Green Belt.
- 2.2 This is a recently constructed house built as part of a package of proposals involving both conversion of the original house to a number of apartments and the erection of new buildings permitted by the Council in 2007. It has 6 bedrooms and lies in 2.25 acres of its own grounds.
- 2.3 This application relates specifically to two modest outbuildings which have been constructed within the grounds of the house.
- 2.4 With the exception of the summer house referred to below, there are no other ancillary buildings on the site.

3 PLANNING HISTORY.

- 3.1 The original planning permission (S6/2006/365/FP) was conditional and included a condition removing all permitted development rights relating to the house, including the ability to construct buildings within the curtilage of the house that would be incidental to its enjoyment. The reason for imposing the condition was to enable the Council to exercise control over the siting and size of any future buildings or structures on the site in the interests of safeguarding the openness of the Green Belt. In other words the policy is not saying that such building is unacceptable as a matter of principle, but that they wish to maintain control over it.
- 3.2 In October 2007 an appeal against the Council's decision to refuse planning permission for the erection of a swimming pool and summer house was allowed under reference APP/C1590/A/07/2048215. The summer house measures 6 x 6 metres and is 5.5 metres high at its western end and replaced a previously permitted smaller summer house. In allowing the appeal, the inspector concluded that the works represented a proportionate extension to the dwelling house and concluded that the development would be screened by existing vegetation from surrounding view, other than in a limited number of minor views. He concluded that the summer house would not look out of place within the parkland landscape.



4. THE PROPOSALS.

4.1 This is a retrospective application seeking full planning permission for the retention of two small outbuildings in the grounds of Pulham House, namely:-

a) a shed in the south eastern corner of the grounds; and

b) a dog kennel to the south west of the house.

4.2 It is worth noting that planning permission would not normally be required for works of this small-scale nature. They would normally be permitted by Class E of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order as amended in 2008. It is also worth noting that these permitted development rights normally extend to houses in the Green Belt and would do so in this case had the condition removing them not been imposed by the Council.

4.3 The two buildings are fully identified on the GML drawings 3338-01, 02, 03 and 04 which accompany the application but the following explanation is also provided.

Design.

4.4 Both buildings have been located in positions where they benefit from the screening effect of existing trees on the site. They sit against the trees as a backcloth.

4.5 Both have been constructed using timber as the primary material. This will weather down to blend into the trees that provide their backcloth.

Layout.

4.6 As identified above, both buildings have been located in positions where they blend into the landscape.

Scale.

4.7 Both buildings are of a modest scale.

4.8 The shed measures 4m x 5m and has a double pitched roof rising to 3.26m.

4.9 The kennels measure 3.6m x 3.6m with a double pitched roof rising to 2.25m. It should be noted that only a third of the floor area (3.6m x 1.2m) is a solid structure with the rest being enclosed by metalwork rather than timber.

Landscaping.

4.10 There is no new landscaping proposed as part of the proposal but the buildings are set in extensive landscaped grounds.

Appearance.

4.11 As described above the buildings have a predominantly timber appearance, being clad in pine. The shed has cedar shingles on the roof while the kennels have a felt roof.

5. ACCESS.

5.1 There are no access implications (disabled or otherwise) arising from the development.

6. MERITS OF THE DEVELOPMENT.

6.1 This is a large house set in extensive grounds in a relatively remote location.

6.2 As a result the applicant has two specific needs which these buildings are required to satisfy. These are:-

a) The need to house the various items of equipment needed to maintain the grounds. These include ride on lawn mower, lawn mower, grass trimmers, shovels, axe, rakes, hedge cutters, tree loppers, wheel barrows, work bench, water irrigation equipment and childrens toys. They are not items which could reasonably be expected to be stored in the house or left outside in the open (either from a maintenance or security point of view). The shed is needed to accommodate them.

b) The need to have dogs to provide security. The applicant owns one dog but is looking to get another. The kennel is needed to house them.

6.3 These buildings are typical of those that might be found in connection with a house of this size set in extensive grounds within the countryside.

6.4 They are ancillary to, and essential for, the enjoyment of the dwelling house. There is no justifiable reason not to provide them in the Green Belt. The fact that buildings of this size and type are normally permitted development in the Green Belt suggests that they should be considered as appropriate development. However in this case there also exist the very special circumstances, set out in 6.2, above which justify them.

6.5 These are therefore modest buildings entirely appropriate to their location.