

Neil Jones Associates

Oak House, Cottons Lane, Ashton under Hill. WR1 1 7SS.

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1st September 2017.

PLANNING STATEMENT SUPPORTING THE APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR THE USE OF THE SUMMERHOUSE AS ACCOMMODATION ANCILLARY TO THE MAIN HOUSE.

The applicant purchased the property in 2013.

The summer house was existing and had the same range of facilities as at present, but was in a run-down condition, having been used as living accommodation for employees of the previous owner.

Over the next three years the applicant renovated the building, replacing the substandard facilities, insulating the building and decorating, to make the building more habitable.

Landscape works were also carried out in conjunction with work to the main house.

The building is situated at the bottom of a long garden, at a significant distance from the house and neighbouring properties.

It has its own pedestrian access and a parking space, in addition to the two of the main house.

To the north of the outbuilding is the Green Lanes Primary School playing fields separated from the outbuilding by mature vegetation.

The building can only be glimpsed from the public realm on Astwick Avenue.

The applicant wishes to retain the outbuilding as part of the same planning unit as the main house, and would welcome a legal agreement to achieve this.

Neil Jones

