SIM.19
JANUARY 2020

CHANGE OF USE OF LAND TO EXTEND THE RESIDENTIAL CURTILAGE-RETROSPECTIVE

TOMKINS
LOW GATE
TYDD ST MARY
WISBECH
PE13 5QP

PLANNING STATEMENT

1. PROPOSAL AND BACKGROUND

    1.1 Retrospective application to extend the existing residential curtilage to the rear on to land that has been used in association with the existing bungalow since it was built approximately 30 years ago.

    1.2 If this application is successful it is the applicant's intention to locate a log cabin just over the existing rear (West) boundary on the extended curtilage, as indicated on the submitted Site Plan. This is not part of the application and would be permitted development in a similar manner to Lawful use certificate H21-0618-17 and associated supporting documentation for the existing log cabin within the curtilage of the existing bungalow. The log cabin is for the applicant's daughter and children and will be an ancillary annex to the existing bungalow.

    1.3 Our aims could be achieved by a Lawful Development Application. However, due to the age of the applicants, health issues, and the long timescale of the residential use of the land, it is felt that the Change of Use application is the best way forward.

2. SITE

    2.1 The application site has been used by occupiers of the existing bungalow for domestic storage, parking of vehicles, cutting and storage of logs for the bungalow, leisure and vegetable garden for about 30 years.

    2.2 The site has many outbuildings, probably agricultural dating back over 30 years, many in a poor and dilapidated state of repair and of poor appearance.

3. PLANNING ADVANTAGES

    3.1 The south boundary of the site and some of the existing outbuildings are visible from Low Gate to the south of the site. New tree and hedge planting

will screen the site, improve the view from the road, and enhance biodiversity.

3.2 The location of the future log cabin, although not part of this application, would not be visible from any roads, public areas or from adjacent properties. It will, therefore, have no adverse effect on the character of the area, open countryside, or amenity of neighbours. It is also located close to an annex to the adjacent property and the development footprint of the village.

3.3 For the new log cabin, three dilapidated outbuildings that have a detrimental impact on the appearance and character of the area and countryside, will be removed.

3.4 Having an extended family on-site will facilitate home care of the elderly occupants of the existing bungalow who have health and mobility problems.

4. CONCLUSION

The approval of this application will:

a) Enhancement of the landscape character of the area and countryside.

b) Have no adverse impact on the amenity of neighbouring occupiers.

c) Enhance the wellbeing and care in the community of the current occupiers.

APPENDIX A - Aerial view

Google Maps

Appendix A

