

Planning Statement
and
Design and Access Statement

New Home at Station Road, Stoke Golding, CV13 6EY

Introduction – I am applying for permission to build a modest, single storey home for myself and my elderly parents. The property will be two bedrooms with a kitchen, dining and living area. It will be prefabricated and assembled on site with off-white and wooden panelled walls along with a green asphalt tiled roof.

Background – our new home will be built on a site that I have rented for the last 16 years to keep and graze my horses. Following the death of the previous owner I was offered an opportunity to buy the site and I wish to live on site with my horses for security and welfare reasons.

My life is dominated by my horses and their security and welfare are of paramount importance to me. Over the last 16 years their security and welfare has been a constant source of anxiety to me. Horse theft is an on-going worry and there have been occasions in the past when horses have been attacked in a seemingly random manner, although thankfully those appear to have ceased of late. Living on site will enable me to offer my horses the secure environment they deserve and allow me to constantly monitor their health and welfare. My bedroom will overlook their stables and our living space will overlook the field that they graze. Any ill health will be spotted instantly.

The site - is off Station Road in Stoke Golding behind the sewage works and adjacent to the wharf. It is already surrounded by mature boundaries with hedges and trees and includes an existing simple portal frame building that houses my stables along with general storage. The site is at the end of the existing drive and is easily accessed off Station Road. The site is in Flood Zone 1 and has a low probability of flooding from rivers or the sea.

My new home – is a single storey, prefabricated building that will sit off the ground on wheels and axles although it will sit on a brick plinth. It will have off-white and wood panelled walls along with a green asphalt roof with white UPVC windows and doors. The building will be manufactured by Tingdean and assembled on site. They will ensure it meets all current Building Regulations including the required environmental standards. The modest nature of my new home makes it affordable for me and my parents.

My new home's modest size and the existing hedges and trees make it unobtrusive. Its off-white and wooden panelled walls and asphalt tiled roof are consistent with a village environment. Indeed, our new home will be very similar in style and finish to the properties that have recently been approved and are now under construction at Mill House on Higham Lane in Stoke Golding.

Access and parking – access will be off Station Road using the existing access which is shared with the Wharf. Parking will be on the existing hard standing between my new home and the existing building. I don't anticipate an increase in vehicle traffic. Indeed, there might be a marginal decrease. At present I visit the site at least twice every day to look after my horses in the morning and evening. On most days I return at least once during the day to work with my horses and my parents also call in at the site on most days. In addition, there are others who visit – vets, blacksmiths, tradesmen and from time to time we invite friends round to drive our carriages from the site. Once I live on-site, I

will leave home and return to go to work on weekdays and my parents will also leave our home on some days to go out, but there will be days when there are no vehicle movements at all. The vets, blacksmiths, tradesmen and visits from friends will continue and there will be occasional delivery vehicles coming to the site. The postman won't be an addition because he already comes to the wharf next door every day.

Services – I have approached Severn Trent about a sewage connection, and they have told me verbally that we can connect into the adjacent works although a pump might be required. Storm drainage will connect to the existing drains associated with the existing building and will go on into the canal.

Landscaping – existing trees and hedges will be retained on the north and east boundaries. From the canal my new home is screened by the existing building. And to the south my new home will open straight onto the field so I can see my horses at all times when they are grazing. We will establish some shrubs and/or flower beds on the north side of my new home at the end of the drive and will also establish some shrubs and/or flower beds on the west of the house between the house and the parking area. The west side of my new home is its front elevation.

Ecology – a visual inspection has shown no evidence of roosting bats or nesting birds and we have never seen newts on the site. If we find bats or birds that we think we are going to disturb while we are building my new home. we will stop work and seek expert advice.