

PROPOSED ERECTION OF GARDEN SUMMERHOUSE, 6 , VICARAGE CLOSE, CLITHEROE

STATEMENT OF INTENDED DEVELOPMENT

The occupiers of 6 Vicarage Close wish to erect a small timber summerhouse, with a maximum height of 2.1 m in the corner of the rear garden of their house. The Lincoln summerhouse is from the Albany garden sheds catalogue and would be purchased in partly assembled form with final assembly being made on site.



The intended summerhouse would be as this Lincoln model but with simplified glazing to doors and windows (ie, no Georgian glazing bars). Plain timber to the two rear walls.

To be painted heritage sage green walls and cream detailing to doors and window frames

The five sided building has been designed to sit neatly into the garden corner and has a footprint of 2.4 m x 2.4 m . It has a pent roof, sloping from front (2.1 m) to back (1.9m) and would normally not require planning permission, as permitted development. However, in the granting of planning permission (approval of reserved matters) the Council chose to remove permitted development rights in order to safeguard the quality and general setting of the locality - this intention not being to prevent any further development but simply to allow the council to consider the acceptability of any future changes.



Proposed siting in garden corner

The building would occupy a small percentage of the rear garden and would not be dominant in any way. It is of a traditional style and will sit well with its surroundings. All the properties at Vicarage Close have 1.8 m garden fences and in the area of the application the fence is 1.9 m above ground level because of a slight dip in the garden at this point. Consequently very little of the summerhouse projects and above the existing fence and very little would be seen from outside No 6 curtilage.



Example of base framework intended

The summerhouse does not require an excavated foundation and will simply sit on a pressure treated wooden framework, (regularly used by the selected garden building company) which will, itself, be held in position (and levelled) by a series of timber, hand driven posts. Disturbance to the existing ground from the posts will be less, for example, than the nearby fence posts supporting the approved garden fence.

There is a fall of approx. 10cm across the present footprint of the intended summerhouse.



The rear corner of the summerhouse will fall within the canopy of the large beech tree located within the adjacent Beech Grove Nursing Home but there should be no disturbance to any roots due to the lightweight “no-dig foundation” framework selected. Moreover, the overlap area is less than one hundredth of the total beech tree canopy/estimated root zone so even an excavated foundation would not cause material harm to the protected tree.



An area of timber decking will be installed in front of the summerhouse, as indicated on the application plan. The decking will sit on pressure treated timber bearers, these sitting directly on the ground. The decking would not exceed 300mm in height above ground level and therefore would not require planning permission.

The summerhouse is a traditional garden feature and will not look out of place so would not create harm to the general setting of this development nor to its landscape features. There are no valid planning reasons to prevent its construction. As development which would normally be regarded as "permitted development" its erection should therefore be allowed.