

Planning Statement

Retention of hardstanding and change of use of grassed area of paddock to Residential use at No.1 Newton Mount Cottage, Bretby.

The following statement describes the reasoning behind my planning application and change of use as outlined above. Firstly the area marked on the plan is currently under my ownership/control and is primarily a grassed area field/paddock which once formed part of the old Newton Mount Nursery. Some boundary walls and footings remain on the site where glass houses once stood.

The proposal is to retain the hardstanding area as marked by a red block on the plan thus allowing additional residential parking for our large family, in addition we feel a change of use is required for the larger grassed area marked by a red boundary line so that we have residential use across this area of the site.

In balance the site has been significantly enhanced in recent years with the planting of hundreds of new trees and hedging in turn helping to improve both the community and biodiversity aspects of the site. Also to add that the site is off the public highway and can only be seen by a few neighbouring properties, these in turn have benefitted from the recent tree planting. The proposals respectfully meet with many of SDDC's planning policy guidelines and should not affect the local community in any way. Any inspection of the site is more than welcome.

Yours faithfully, J Hesp