

SUPPORTING STATEMENT

Proposed Development:

Paddlesworth Court Cottage, Paddlesworth CT18 8JR

New Outbuilding/ Vehicle store

1.00 INTRODUCTION AND CONTEXT

- The site is located in the Kent Downs Area of Outstanding Natural Beauty.
- The parcel of land amounts to a little under 1 hectare and comprises a residential garden abutting Court Cottage itself, with the remainder constituting a field area which accommodates the applicants' horses, stabling and small feedstore.
- The applicant seeks consent to construct a small agricultural style of shed to house miscellaneous vehicles and equipment which would otherwise stand in the open; the proposal will allow a tidy storage arrangement to the benefit of views and the character of the area.
- The proposal will have no adverse impact on the appearance, grain or character of the locality.



SITE LOCATION AERIAL PHOTOGRAPH

2.00 HISTORY

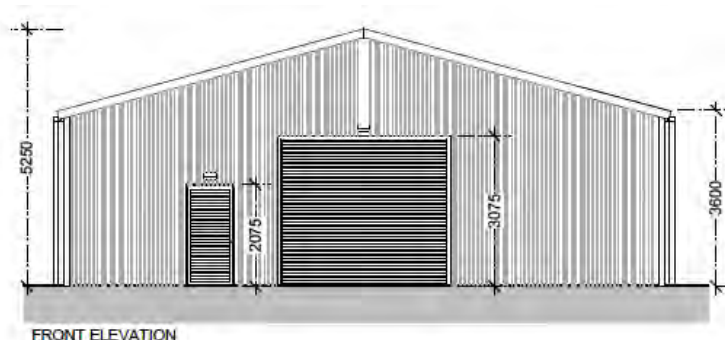
- There is no significant planning history attached to the property.

3.00 PROPOSAL

- This application seeks consent to erect a 40ft x 30ft shed as shown on the drawings. The building will be typically agricultural in style and is sited alongside existing outbuildings forming a cluster towards the north-eastern part of the land holding.



- The building will be clad in profiled metal sheeting coloured Forest Green, a conventional and successful form of structure commonplace in the countryside.



4.00 IMPACT ON LOCAL AMENITY

- The new building will sit against a background of mature boundary trees and hedging, separating and shielding the building from neighbouring properties.
- The proposed building will have no adverse impact on the immediate locality or the character of the AoNB.



5.00 CONCLUSION

- The proposed building is an appropriate addition to this land and is necessary to the reasonable expectations for the applicants' enjoyment and use of their property.