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**New Garden Store at
10 Parson's Field
Hugh Town, St.Mary's
Isles of Scilly, TR21 0JJ
for
Scot and Jenny Hicks**

PLANNING STATEMENT

November 2024



Background

Scot and Jenny Hicks live at 10 Parson's Field in Hugh Town with their four children. Their semi-detached house has a garden on the East side and a small yard to the rear. The South gable sits on the back edge of the pavement looking towards Porthcressa beach. The photo above shows this elevation with their car parked next to their front door.

This report supports a planning application to build a garden shed at the bottom of the garden, remove an existing shed, clear the back yard to create a new parking space and replace the timber boundary fencing. It should be read in conjunction with planning drawings 2051-P01 to P05 inclusive.

Existing Property / Design Brief

The applicants have lived at number 10 since they first purchased it in 2001. They have carried out extensive renovations and alterations over the years to adapt the house to suit their needs. The property has two bedrooms and a bathroom at first floor level but most of the accommodation is on the ground floor. With four children and a lively spaniel, Woody, the family home is well occupied and on the 'cosy' side! The recently constructed sun-room overlooking the garden has certainly relieved the pressure a little. Their eldest son, Leo, commutes to Falmouth Marine College in the week but returns to Scilly at weekends and in holidays. He will be back home full time when he finishes college next May or June.

Externally, there are a number of useful sheds and storage boxes. The two teenage boys have their own motor bikes which are normally parked in the back yard as shown on the photo below. Access to the back door is often restricted as a result. Water-sports equipment such as kayaks and paddle-boards tend to be left outside in the garden to keep the yard as clear as possible. As there is only a pedestrian garden gate, it is an awkward operation to manoeuvre them in and out of the garden when heading to the beach. There is no room for on-site parking for the Honda.



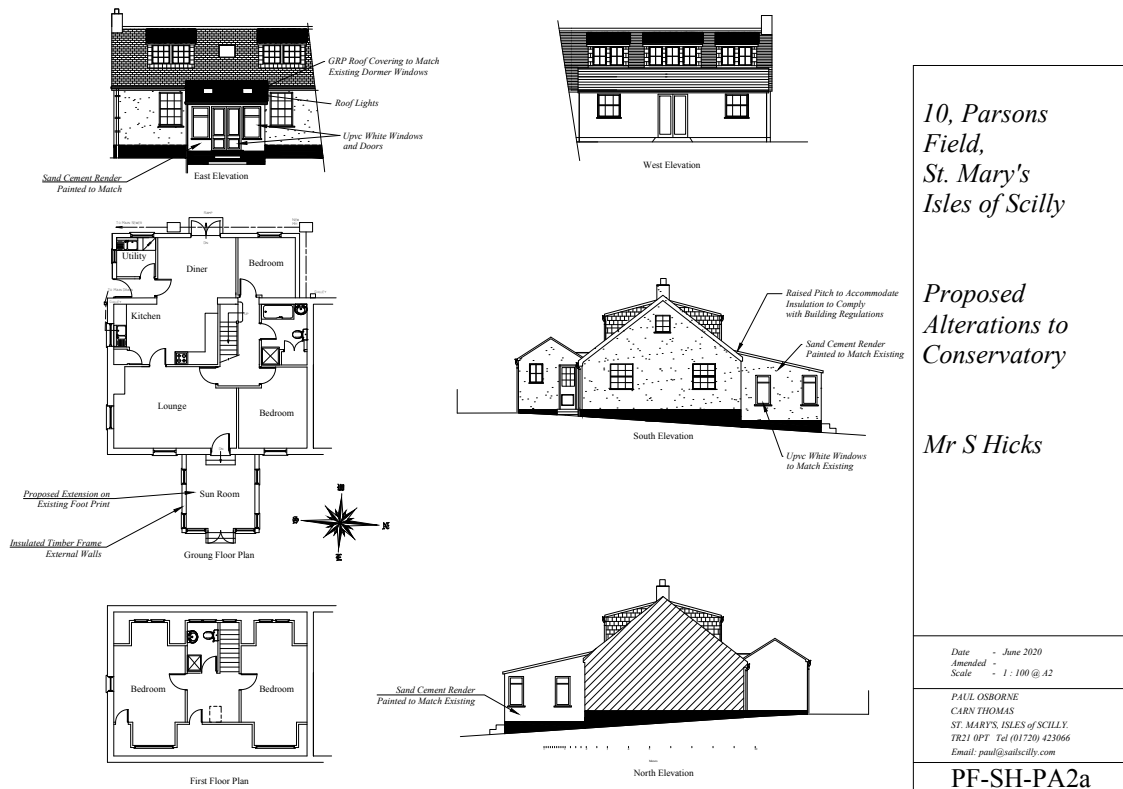
Above: Side view of number 10 from main road showing back yard

The principal object of the planning exercise is to construct a shed at the bottom of the garden to house the motor bike, motor scooter, push bikes, boating equipment and goods from the existing sheds. The roadside shed in the back yard (on the left in the photo above) will then be dismantled to create a parking space for the applicant's car. This will avoid the temptation to park on the side of the road, keeping the pavement clear and helping to alleviate traffic congestion.

Planning History / Consultation

The plan below shows the most recent approved extension, a new sun-room replacing a sub-standard conservatory. It is a useful drawing as it shows the complete layout of the property.

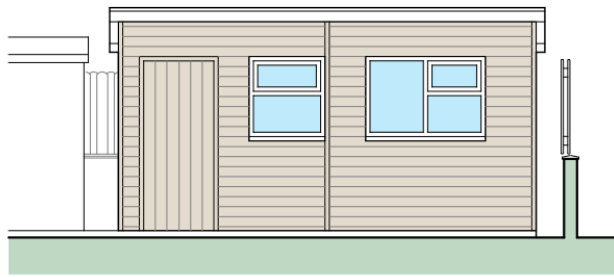
The applicants have not carried out a formal pre-app enquiry for the new store room project but they have spoken to former planning officer, Andrew King, and have described their proposals. He explained that, although this seems like a relatively minor project which would quite possibly be classed as 'permitted development' on the mainland, planning permission will be required. As other works are associated with the project, such as the replacement of the boundary fencing, it was agreed that a comprehensive application would be submitted.



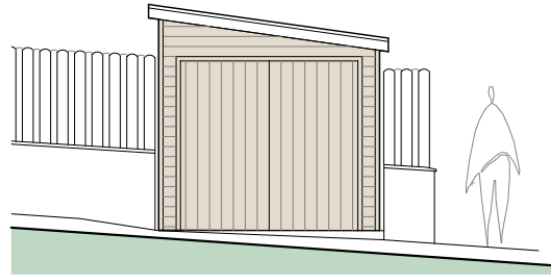
Before the application is submitted and registered, Scot and Jenny will speak to their immediate neighbours. They will show them a set of the planning drawings and will do their best to answer any queries.

Proposed Designs

There are a number of elements to this planning application. Firstly, the timber boundary fencing will be removed and a new opening created on the low concrete block boundary wall. A concrete base will then be constructed and a pre-fabricated timber shed will be erected. Scot and Jenny have received an acceptable quotation from Truro Portable Buildings who are familiar with the challenges of delivering to the quay in Penzance and supplying to Scilly. The shed measures 8ft x 16ft and has a mono-pitch gently sloping roof. The wall panels are to be constructed from treated softwood and can be stained in a neutral shade, and the roof will be finished with grey fibre-glass resin.



West Elevation
Scale 1:50 @ A3



South Elevation



Left: Typical prefabricated unit

The standard Truro Portable Buildings unit above will be constructed with a pair of double access doors on the right gable. It will sit comfortably in the corner of the garden leaving access around the existing small shed.

Once the new storage shed is in place, motor bikes, kayaks bicycles, etc can be neatly stored away and the main section of the rear yard cleared. This will create space for 'on site' parking and an improved access route to the back door. The final stage of the project will be replacing the existing 'ranch style' timber boundary fencing and constructing new fencing on the South and East sides of the garden.

The following benefits should be taken into account in processing this application:

- Traffic congestion at Parson's Field will be alleviated. The applicant's car, which is normally parked on the main road or the nearby parking bay, will be taken off the public highway. Access to the new parking space and new shed will have to be kept clear at all times so this will prevent parking here, leaving the main road unobstructed
- The new timber shed will be partially screened by the fencing and the sloping roof will follow the natural fall of the land. Although the two new access doors will be visible, on the East elevation the eaves of the shed will only project above the existing fence line by approximately 350mm
- The roof, walls and floor of storage shed itself will be constructed from natural T&G timber by a family run business based in Longdowns near Penryn. The business has been established for 44 years and prides itself in manufacturing quality garden buildings. Further details can be found on their website, www.truro-portable-building.co.uk including a number of glowing testimonials. Scot will be more than capable of erecting the building so there will be no need to use off-island contractors

- The new boundary fencing will also follow the natural gradient of the land. The existing stepped fencing (photo below) has been in place for many years and some of the decaying timber supports are now in danger of collapsing. It is also out of character in this part of Hugh Town and hardly makes a positive contribution to the streetscape. Vertical slats on the proposed new timber 'wicket fence' will be a neater and more attractive solution (see planning elevations). Each slat will be constant in height and will sit on the coping of the existing concrete block boundary wall. The fencing will ultimately be stained a neutral shade to match the storage shed



- The removal of the clutter from the back yard will be a big visual improvement. The motor cycles and goods here will be stored away in the new shed. The yard will have to be kept clear to make sure that the applicant's car has access to the parking space
- Bikes, boats and cycles will benefit from dry under-cover storage. The new unit will also be large enough to serve as an occasional workshop for repairs
- Timber from the shed and fencing will be salvaged where it is in good condition and re-used or passed on to others. It may be possible to dismantle the small shed carefully for re-use elsewhere
- As far as flood risk is concerned, the proposed use of the storage shed storing kayaks, etc is not a vulnerable one so a Flood Risk Assessment should not be required. The proposed new shed is on the same level as the existing adjacent one and the floor level will be slightly above the adjacent pavement (see plans). In the event of a flash flood, rainwater will run away from the applicant's site down the main road – not into the new store room. There is no history of flooding on the site itself
- The construction of the store on a ground slab will not involve deep excavations for foundations so there is no risk of disturbing any hidden archaeology. Dismantling a small timber shed next to the back door is the only act of 'demolition' so there should be no impact on bats or any protected wildlife / fauna.

Summary

Storage on Scilly is a huge issue generally, and a real challenge for the applicants. As their children grow up, they have collected larger items such as bikes and boats that need a home. The cluttered back yard is a clear demonstration of this and the garden, hidden from public view, is another example. In terms of planning policy, the completed Validation Checklist responds to the relevant issues.

The new storage shed, used efficiently, will hopefully solve a number of problems. It will occupy a corner of the garden but there will still be useful family outdoor space in the remainder of the area. There will be a minimal impact on the public highway but a planning consent for this project will make a big difference to the Hicks family.



Above: View of back garden. The site for the new shed is just behind the red and green kayaks

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