

PLANNING STATEMENT

Proposal:

Single storey log cabin in the garden of Sunbeam Cottage,
99 Broad Street, Beechingstoke, Wiltshire, SN9 6HW

Location Summary:

Sunbeam Cottage is a 5-bedroom semi-detached house with a single garden laid mainly to grass and borders, with access from Broad Street onto a gravel and concrete driveway. The property is bounded by open farmland to the east, a road/track leading from Broad Street to Bottle Farm to the north, 97 Broad Street to the west and 107 Broad Street to the south.

The local areas is characterised with mainly detached properties located along the eastern side of Broad Street, with gardens predominantly on the field side of the properties. There are a number of ancillary buildings on neighbouring properties' land in addition to houses, and as such the garden of Sunbeam Cottage is protected from view from neighbouring properties and users of Broad Street by a 1.8m timber fence, vegetation and a garage bounding No. 107 to the south. In addition, a recently completed (2023) brick garage approximately 4m in height with associated brick wall approximately 2m high separates the property from No. 97.

Background and proposed use:

The proposal is for the erection of a single storey log cabin for the purpose of a home studio for Mrs Elizabeth Spink t/a Merlin Glass Studio. The business was created in 2012 and the items created utilise stained glass and fusing techniques for sale online and at local craft fairs and shops. Merlin Glass Studios do not have any employees or volunteers working for the business and the proposed use of the studio will include hosting workshops of up to maximum four hours.

The workshops will allow a maximum of four visitors with parking available in the driveway for up to three visiting vehicles (space for four to five vehicles in total, however only one private vehicle will be at the property during the day). Experience in hosting similar workshop on other sites has shown that the majority of attendees are family or friends' groups and will predominantly share transport thereby reducing demand on parking – sharing transport will be highlighted in the booking confirmation

The Wiltshire Connect bus service stops at the location and is recommended to visitors as a convenient and sustainable method of transport.

There are often up to four vehicles belonging to neighbouring properties parked on Broad Street in the near vicinity of the property therefore utilising the off-road parking at the property will not increase the amount of on road parking.

A maximum of 2 workshops will be held per calendar month, apart from November and December with a maximum of 5 workshops. This totals 30 events equating to a maximum of 20 visitors per month in November and December, and 8 per month at other times.

Workshops will only be held between the hours of 1030 and 1430 which avoids the increased use of Broad Street during early morning and mid afternoon due to business traffic, commuting and school pick up times. There are often up to four vehicles parked on Broad Street in the near vicinity of the

property therefore utilising the off road parking at the property will not increase the amount of vehicles parked on Broad Street.

There will be no other visitors on non-workshop days and the studio will not be used for any other activity or use and will not be advertised as a shop or retail space.

The workshop is the Tuin Rick Log Cabin sold in kit form and installed on site. With base measurements of 595L x 300W x 243H, the cabin features a design and style sympathetic to the natural environment in the vicinity of the site and will be located in the corner of the garden adjacent to a neighbouring property's brick garage.

The proposed workshop replaces an old and dilapidated garden shed that was erected approximately 11 years ago, and another smaller older shed that was removed in 2021 due to damage from weather (Contextual Photo 1). An access path between the neighbouring garage and the workshop of at least 45cm width will allow maintenance to both properties if required.

Materials:

The low lying cabin features attractive rounded black felt shingles for the roof and exterior wood paint to match other features in the garden. The cabin will benefit from 50mm Celotex PIR insulation board under the laminate floor and in the ceiling, also reducing noise output.

It is felt that the proposed development by virtue of size and scale would not detract from the appearance of the property and the character of the surrounding area, and has limited intrusion on sightlines from Broad Street or neighbouring properties (see elevation photos 2 to 5 and overview photo 6).

There will be no exterior signage on or nearby the studio for advertising purposes.

Landscaping

Landscaping changes are minimal due to the previous shed bases and the nearby Apple tree is regularly pruned to a low level to encourage growth. Once construction is completed, insect and pollinator friendly shrubs and plants will be planted surrounding the studio to further blend into the garden.

Access:

There are no proposed changes to access to the property, the double doors open to the private driveway and are hidden from sight of neighbouring properties.

Utilities:

The cabin features a separate consumer unit and due to the installed insulation only requires a small oil filled radiator to maintain a comfortable temperature. The cabin does not require any water or waste connections. Surface water from the roof will be recovered using water butts, with excess routed into soakaways.

Contextual Photo 1



Elevation Photo 2 (North)



Elevation Photo 3 (East)



Elevation Photo 4 (South)



Elevation Photo 5 (West - cropped for privacy across neighbouring garden)



Overview Photo 6 (from 1st floor of No 99)

