

Document Reference 222 01 40 Planning Statement

21 Highlands Potterne SN10 5NS

Background

The applicant for the planning application is proposing to purchase 21 Highlands and has commissioned a survey of the property.

As part of the works to be undertaken by the applicant it is desirable to re-locate the oil tank which is currently situated with the garage area and move it to the front north side. There is no direct access around the sides of the house to fill the tank if its moved to the rear as the dwelling with its extensions is built close to the neighbouring boundaries.

Leaving the existing tank internally within the garage constitutes a potential fire risk under the current OFTEC regulations and will not comply with Building Regulations.

The dwelling was built in 1964 as part of the Highlands development on the north side of Patterne. The house has been extended to the south and north sides and the original garage converted to a bedroom. The extensions have been granted planning approval:

K/75/0073: Full planning permission for extension to form lounge. Approved 05-03-1975

K/34013: Provision of pitched roof over flat roofed extension. Approved 17-04-1997

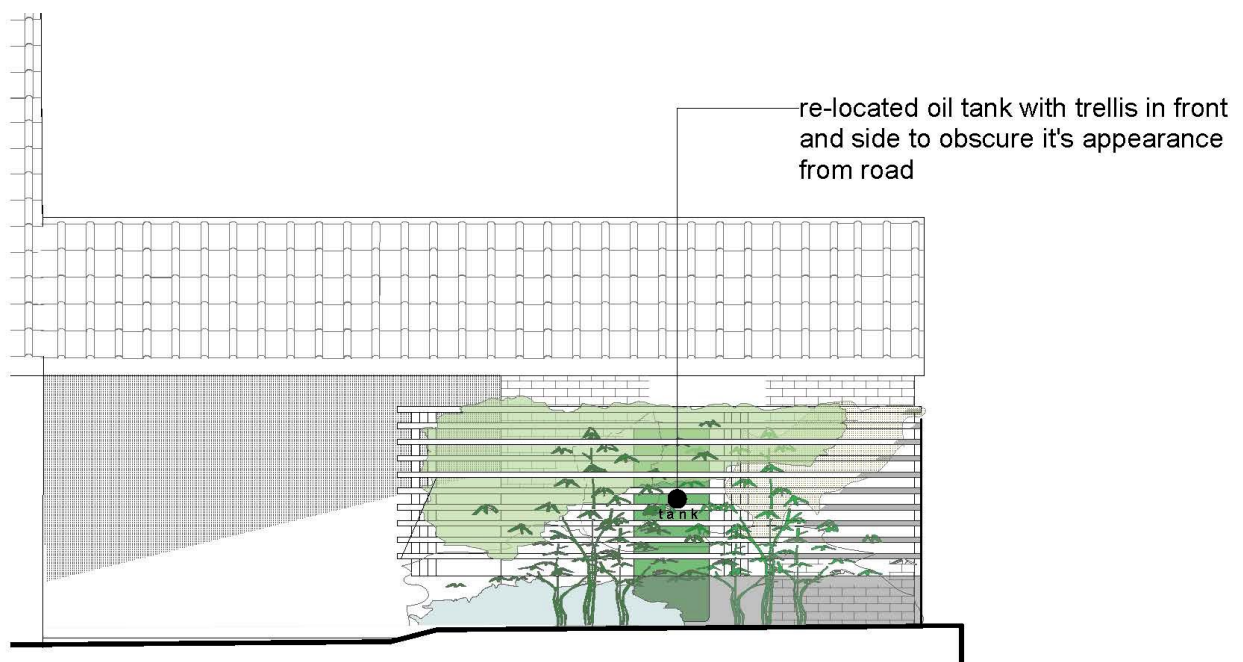


Proposal

The oil tanks is proposed to be relocated to the north east front corner on the right side of the above photograph where there is an existing trellis fixed to the bricks wall and shown with a red dash line.

The oil tank is 1400 litres and dark green. The proposal is to screen the tank with new constructed trellis on the north (side) and east (front) which will screen its appearance from the roadside once the landscape planting is established.

Drawings 222 01 05; 06 and 07 show the proposed siting and the appearance of the oil tanks and screening. The positioning of the oil tank and screening is to comply with the OFTEC required distance from boundaries and the landscape planting. The proposed: front elevation screening from the road is shown on the drawing extract below.



proposed:front elevation

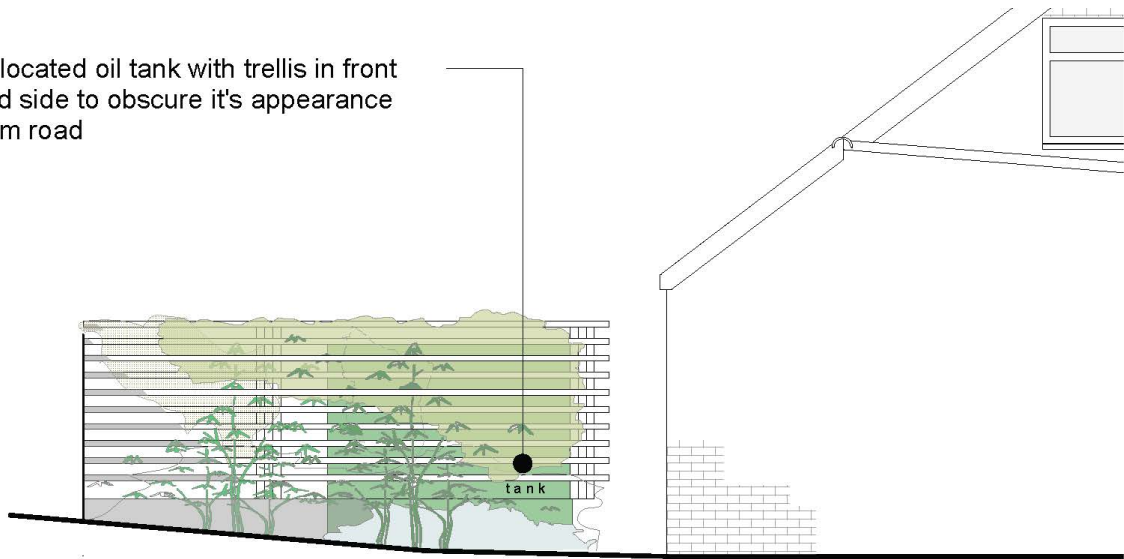
The screening is omitted from the south elevation of the tank to allow both access for inspection and filling the tank. However that view is already mostly obscured from public views by the existing garden planting and is a less prominent view from the road as shown in the photograph below.



The view to the tank from the north neighbours side at 20 Highlands will be screened by the trellis as shown on the drawing of the proposed: north (side) elevation and its approximate position indicated on the photograph by a dash red line.



re-located oil tank with trellis in front
and side to obscure it's appearance
from road



proposed:north (side) elevation