

## Supporting Statement

Proposed erection of garden store, raised decking, garden sauna and enclosed glazed veranda

55 Church Lane  
South Crosland  
Huddersfield  
HD4 7DD



55 Church lane

BARRY SUMMERS MRICS

RESERVOIR HOUSE

RESERVOIR SIDE ROAD

BLACKMOORFOOT

HUDDERSFIELD

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21<sup>st</sup> September 2016

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## 1. Introduction

The proposal is to erect a garden store beneath the footprint of a raised summer house within an existing void

The summer house was erected earlier this year ref 2015/91439

A small area of grey composite decking is also to be erected to the west of the summer house & due to the topography of the site the southern edge of the decking will exceed 300mm in height.

My client also wishes to erect an oval garden sauna which will be placed on the decking. The structure does not have foundations and is considered as a temporary structure.

The whole of the decking and sauna will be screened from the adjoin property by the erection of a 2m high fence.

A lightweight glazed veranda is to be erected to the southern lower ground floor elevation of the main house.

The Veranda, decking and garden sauna under certain circumstances would be considered permitted development however in this instance the property is located between Church Lane and Crosland Spring Lane so both front and rear elevation face on to a public highway.

In support of the proposal, the garden room sits in an existing void underneath the footprint of the existing summer house The structure is 'infilling' an existing space with no additional floor space being created and is totally screened from public view.

The photograph shows the view across the valley taken from Wood Bottom Road just below Honley wood which apart from Crosland Spring Lane is the only location from where the proposal would be visible. The photographs were taken with a 20 x zoom lens; the development is almost invisible to the naked eye.

The proposed garden room decking, garden sauna and enclosed veranda will not impact on the openness of the green belt and sit below the horizon/sky line as does no 55 church lane.

My client feels that the small alterations proposed within the existing domestic curtilage of his site are minor compared to the scale and impact the adjoining ongoing development of no 61 Church lane has had on his amenity space and surrounding area; and that the precedent set by the adjacent development should be viewed as a material consideration



55 Church lane and summer house viewed with 20 x zoom



55 Church lane and summer house zero zoom/naked eye



Existing Summers House



Void under infilled with garden store



Adjacent development



Garden Sauna Manufacturers data