

Appendix B

This addendum was added to the application following the Case & Conservation Officer's comments on the original submitted scheme.

Following these comments, the Applicants have decided that the requirement for slates over felt shingles, hipped roofs to match other structures etc make the scheme unviable from what it originally conceived as a simple covered structure & chimney. Therefore, the covered structure over the patio area is to be removed from the application.

Similarly, the material requirements imposed on the proposed tree house also make this unviable. Therefore, the proposal will not contain the 'house' element & be reduced to only a deck & a balustrade.

The description of the application will change from "Erection of a tree house & a timber structure to form covered open patio area" to "Erection of a tree deck & balustrade".

Normally for developments within the green belt exceptional circumstances have to be proved as the erection of isolated dwellings outside settlement boundaries are generally not supported by planning policy as outlined in National Planning Policy Framework (NPPF). However, as this proposal refers to a timber deck & not a building or dwelling the exceptional circumstances usually quoted are difficult if not impossible to apply.

Typical exceptional circumstances can be for unmet need for development i.e. provision of new houses or provision of infrastructure to rural communities. Clearly neither can be used to justify this scheme.

Therefore, we would propose that as the essential characteristic of the green belt is its' openness & permanence the tree deck should be justified as it has limited visual impact which creates no harm to the green belt. The site of Shippen 1 cannot be seen from the public realm, indeed the site cannot be entered by the general public on Ox Lane & is surrounded by private woodlands. The view of the tree deck is not prominent even within the Tarbock Hall site. The photograph in Figure.15 taken from curtilage of Shippon 1 shows that even without leaves on the trees the deck is not prominent & much lower than the rooflines of any of the adjacent buildings. In summer when in full foliage there will be limited, if any visual impact.

The location of the tree deck is to the North of the Shippons & remote from the Listed Building of Tarbock Hall further South. The deck cannot be viewed from the heritage asset & therefore does no harm to the Listed Building.

The tree that the deck sits within is still live & will continue to grow around the structure. It can also be argued that the deck itself is relatively temporary in that it is for the benefit of the Applicant's children as a play area. This along with the limited life span of such a structure made from timber suggest it will not be a permanent addition.

In conclusion, the proposed tree deck will provide no harm to the openness of the Green Belt nor will it harm the historic building of Tarbock Hall.



Figure.15