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Further Justification Statement

Proposal:

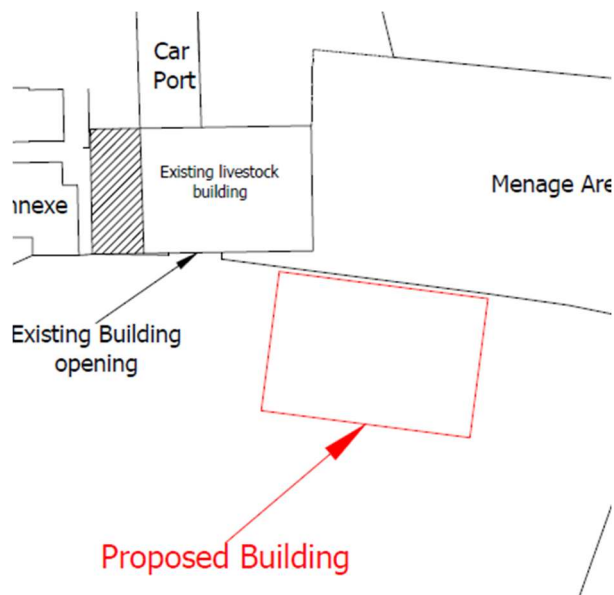
Agricultural building for the storage of fodder and implements

Site Reference:

Shirley Cottage, Garston, Whiston

This statement has been produced to address some of the concerns regarding siting made within the Delegated Report.

The proposed site was chosen by the applicant as the entrance/exit out of the existing building into the field is approximately halfway down the southern side elevation and they did not want to impede on the use of that building. However, there is room to bring the proposed building closer to that point, so that they overlap reducing the impact on the openness of the countryside in that area. This can be seen below as an example.



Also to be taken into consideration is the room required for manoeuvring within the site for larger agricultural

The applicant has already planted a significant amount of hedgerow to the north of the site as shown on drawing No. 1210-002, whilst this is still relatively young and will take several years to mature and provide screening, it will eventually block the view of a large proportion of the development and site when approaching from the east and the existing buildings and mature planting will

already provide natural screening from the approach from the west, only when you are directly in front of the entrance to the property looking south will it be seen. The applicant has also suggested a few trees to be planted along the roadside boundary, but not to impair any visibility splays when exiting the site.

The site also has a fall across it, with the fall from the roadside being approximately 2.0m before the land levels at the menage and development site, before falling again at the southern boundary.

In respect to the existing building shielding the proposed if placed directly to the south of the existing building, the proposed building will always be seen as the existing building only has an eaves height of approximately 2.2m and an apex of 3.4m, although this will provide some screening it will not totally shield the proposed building from view.

I hope this helps to clarify the reason for the original proposed siting, however the applicant is happy to discuss siting to achieve a positive outcome and enable the holding to provide the much-needed facilities it requires.