

## **Application for variation of Condition 2 of 16/02108/FULLS**

### **Background**

Planning Application 16/02108/FULLS (granted in December 2108) for Romsey Men's Shed referred to the erection of two buildings on a site provided by Romsey School Academy in the grounds of the old caretaker's house (now known as Company House).

These buildings were:

1. A stand-alone pre-fabricated workshop 7.2m by 4.2m (external dimensions), and
2. An accessible washroom (AKA toilet block) 1.8m by 2.6m physically attached to Company House.

The Application also addressed the occupation of the site by Romsey Men's Shed and covered issues such as traffic, parking, tree noise, tree protection etc.

During 2017, Romsey Men's Shed members completed the construction of the two buildings and other essential works such as landscaping and fencing. The buildings were completed at the end of 2017 with the workshop being equipped with tools, benches etc in the first half of 2018.

Since that time, Romsey Men's Shed (RMS) has been involved in many individual and community projects involving the use of the workshop including the refurbishment of the Romsey Opportunity Group (for disadvantaged children) play train, Romsey Hospital paths and benches and wooden planters for local nursery groups (to name just a few). The latest RMS project is the 'Repair Shed' where members of the public are invited to bring

small e.g. electrical items and RMS members will use their skills and workshop facilities to fix them if at all possible.

All of these projects have led to an increasing need for storage, both for materials and items waiting for attention by the Repair Shed.

There is also a need for a quiet meeting area separate to the workshop where RMS members can get together to quietly socialize.

## **The Proposal**

Alongside the workshop there is currently a 3m by 3m wooden shed which will be dismantled and replaced by a 7m by 4m wooden building of superior construction whilst retaining a similar outward appearance (i.e. stained weatherboard).

This Application therefore proposes to vary Condition 02 of the 16/02108 planning application by submitting replacement and additional drawings which address the above proposal.

Construction of the proposed building is lightweight timber on 12 shallow concrete pad foundations (150mm diameter).

Exterior finish will be timber stained weatherboard (to match existing toilet block) with PVC double glazed window (to match existing toilet block and workshop).

As with the workshop, the only windows and door of the building will be on the west face towards the school i.e. away from the public path and neighbouring properties. The building will only be used for storage and quiet social activities containing no machinery, so there will be no additional noise impact on neighbouring properties.

As there is a dense and tall hedgerow behind the building, it will be almost invisible from the public path (from which it is 2m away) and neighbouring properties.

### **Notes regarding the conditions of 16/02108/FULLS**

All conditions specified in the grant letter for the original planning application have been met in full.

The only condition affected by the new application is that which referred to the original drawings (#02). All other files and documents provided as part of the original application are still valid and applicable.

With reference to condition #9 (tree protection), the proposed extension is on the edge of the yew tree RPA and on account of the use of shallow concrete pad footings will have a negligible effect on the root system of that tree. However, guidance is being sought from the TVBC Tree Office to confirm this and to confirm actions which will mitigate any possible effects (e.g. careful hand digging of the concrete pad hands with no use of heavy machinery on the site).