

DMA BUILDING DESIGNS

PLANNING STATEMENT

PROPOSED 12M x 15M TEMPORARY CLEAR SPAN STRUCTURE TO THE SIDE OF EXISTING
BUILDING AND NEW 3M PALADIN FENCE WITH GATE

Birch Sussex Ltd
Unit 1
Bolney
Haywards Heath
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1. Site background / Use

This statement has been prepared to support the submission of a proposed 12m x 15m temporary clear span structure to the side of existing building and a new 3m paladin fence with gate.

The statement should be read in conjunction with all the supporting paperwork.

2. Site history

The site was previously a nursery with numerous planning, appeals and enforcement notices. There have also been applications for use of the site as a petrol station, services and erection of a hotel, all of which were refused.

More recently the following applications have been made:

DM/22/3890 – Discharge of condition 12 in relation to application DM/22/2865 – Approved

DM/22/3492 – Variation to condition 20 relating to application DM/22/2865 – Approved

DM/22/2865 – Variation to condition 2 relating to application DM/22/2865 – Approved

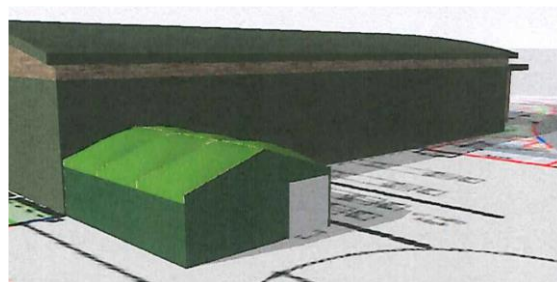
There are numerous other discharge and variations of conditions relating to applications made over 3 years ago.

3. Proposal and Design

The site is situated to the south of Bolney Village.

Due to the nature of the business and the value of goods the company store, they are looking to install a temporary aluminium structure, 12x15m in size. This is required as a temporary weather proofing canopy to unload goods in the dry into the storage unit.

As can be seen in the drawings most of the canopy will not be seen outside of the site boundary and is only proposed to be temporary. A 3d visual of the unit is provided below together with details of the structure:



Structure 1

12m x 15m Clearspan Aluminium Structure

5m Leg Height

220mm x 100mm x 4mm in anodised 4 groove aluminium extrusion

Thermo insulated, twin skin insulated roof in Dickson 650 lac material including air pump & fittings

Insulated steel sandwich panel wall cladding in 40mm trapezoidal finish

30m uPVC gutters and downpipes

Doors

1 off Single Door Steel 995mm (w) x 2020mm (h) Push bar, external handle, lock, labels Inc False legs, flashings

2 off 4m x 4m Electrical Operation Roller Shutter Door

4. Parking

Parking will not be affected by the change.

5. Flood Risk Assessment

The site has been assessed as being low risk when it comes to flooding as can be seen on the attached Flood Map for Planning document. The changes implemented will not increase flood risk in the area.

6. Conclusion

The temporary structure will allow for the company to work more efficiently and protect their clients' goods from the elements as they are unloaded in a more protective atmosphere. It also allows additional security. We trust this application can therefore be supported.