



Justification for Extension of Domestic Curtilage

Our client is seeking a minor alteration to the boundary of the domestic curtilage to accommodate a new detached garage. The positioning of the garage is constrained by the space available for turning space in the drive and an existing cesspit for the main house.

Policy GP15: Creation and Extension of Curtilage outlines that such proposals will be supported where the change of use will not have a detrimental impact on the landscape character of the area. The following criteria have been considered:

- a. it would not have an unacceptable detrimental impact on the landscape character;*

The realignment of the boundary is in a corner of the existing field next to the domestic house, the area of land effected is very small in relation to the size of the field and it will not have an unacceptable detrimental impact on the character of the landscape.

- b. it would not have an unacceptable impact on the biodiversity interest of an Area of Biodiversity Importance or, where negative impacts are unavoidable, they can be acceptably mitigated in accordance with a scheme to be agreed with the Authority in accordance with Policy GP3: Areas of Biodiversity Importance;*

The new boundary will be formed by a granite boulder rockery to accommodate the existing change in level. This will in effect replicate the existing boundary and will allow for plants to grow amongst the rocks to create a soft boundary.

- c. it is demonstrated that the land cannot positively contribute to the commercial agricultural use of an Agriculture Priority Area or cannot practicably be used for commercial agriculture within an Agriculture Priority Area without unacceptable adverse environmental impacts;*

The existing field is essentially maintained by the owners of the house but the ability to use it for commercial agriculture will not be affected by making a minor alteration to the boundary.

- d. it is demonstrated that it would not involve an unacceptable loss of established boundary features that contribute positively to the character of an area, unless the new or replacement boundary treatment makes an equal or enhanced positive contribution to the character of the area; and,*

The boundary treatment will be replicated with a granite boulder rockery

- e. it would not adversely affect the reasonable amenities of neighbouring residents.*

The alteration to the boundary will not be visible by the neighbouring residents and the existing boundary hedgerow will be unaffected.