

We are seeking planning permission to change the use of the grassed land adjoining our property from paddock land to residential garden and domestic curtilage. The land is now in our ownership and is physically enclosed with the house and existing garden. Part of it is also used to provide access to the property via the new driveway approved under planning application reference 70983. As a result, the land is functionally and visually associated with the dwelling rather than operating as a separate agricultural paddock. Although the land was previously rented rather than owned by the former occupiers of the property, we understand that it was accessed and used by them for domestic garden purposes for more than 20 years. We have obtained a supporting letter from a member of the former owner's family confirming this longstanding use. The letter will be appended to our application. The proposed change would formalise the land's current relationship with the dwelling and allow it to be used as part of the family garden. Subject to approval, we intend to install a modest wooden children's play area and a domestic garden shed. The remainder of the land would continue to be maintained predominantly as an open grassed area, with the existing boundary hedges retained. The proposal would not result in the loss of any established woodland or significant existing vegetation. The adjoining woodland area within our ownership, identified in blue on the submitted plans, would remain unaffected and would continue to be retained and managed as woodland. We are also committed to ensuring that the proposed change does not result in any reduction in biodiversity. The land currently consists primarily of open grassed paddock with limited variety of planting. As part of its use as a garden, we intend to introduce additional native and wildlife-friendly trees, shrubs and planting around the perimeter and within suitable areas of the site. This would provide a greater range of habitats, food sources and shelter for birds, pollinators and other wildlife than the existing predominantly grassed condition. Wherever practicable, planting would include native species and species selected for their ecological value, with consideration given to seasonal flowering, berries, nesting opportunities and year-round cover.

Existing hedgerows would be retained and supplemented where appropriate, helping to strengthen wildlife corridors and improve the visual integration of the land with the surrounding landscape. The garden would therefore remain predominantly green and open while providing a more varied and ecologically valuable environment. Overall, the proposal would not materially alter the open or rural character of the land. It would regularise its longstanding domestic association with the property, retain the existing grassed appearance and established boundaries, protect the adjoining woodland, and provide an opportunity to deliver a meaningful enhancement in planting and biodiversity compared with the land's current use.