

The proposed development plan is for the two shepherds huts, one of which, houses a sauna (Shepherds Hut 2) to be used as a holiday let.

The 2 No. Shepherds Huts have recently been delivered & are currently stored on the site. Currently the Shepherds Huts are not operational, having been placed on temporary foundations in the form of paving slabs & no services have been connected/

All proposed external lighting to be downlit & operation to be controlled by motion sensors to ensure lighting is only on when required. The adjacent woodland to the north is not to be directly illuminated at any time

Existing Rustic Post & Rail Fencing (including sq. wire mesh) to northern boundary of the site, along with enclosure to existing Shepherds Huts to be retained as existing, to provide a dog friendly enclosure.

Culverted Ditch

All existing mature trees (Oaks) on the site to be retained as existing

Purposed hedge to northern boundary to be maintained at a height of 1.8m (6 ft.) above G.L.

Existing private Sewage Treatment Plant, serves Rose Cottage & the proposed Shepherds Huts

Purposed hedge to northern boundary to be maintained at a height of 1.8m (6 ft.) above G.L.

9 sq.m. Of Timber Decking to u/s of proposed Hot Tub

Private Sewage Treatment Plant

Close boarded (vertical) Fence, max. height 2.0m above G.L.

Stepping stone path within existing lawn

Gravel (permeable) Path

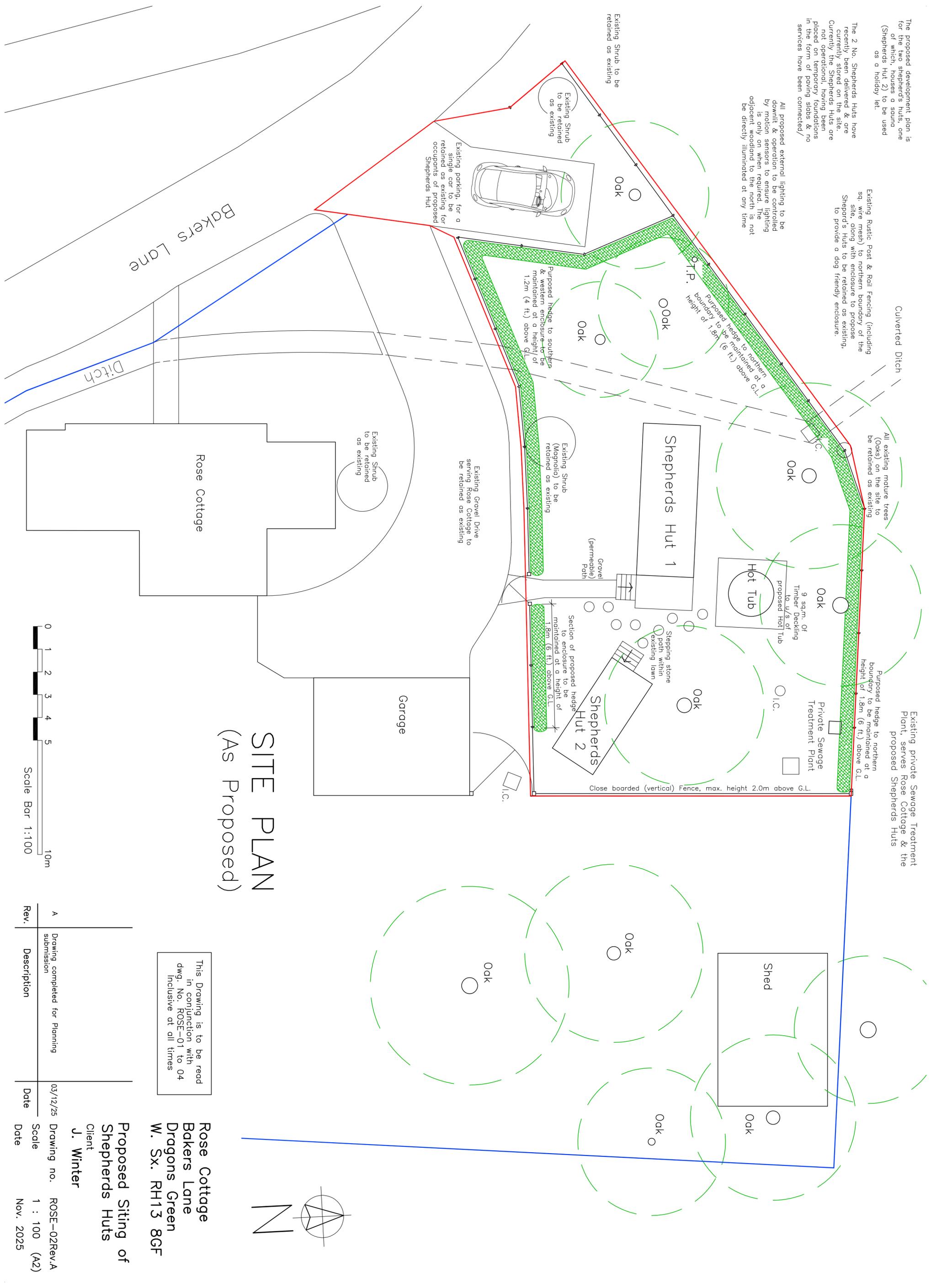
Existing Shrub (Magnolia) to be retained as existing

Purposed hedge to southern & western enclosure to be maintained at a height of 1.2m (4 ft.) above G.L.

Existing parking, for a single car to be retained as existing for occupants of proposed Shepherds Hut

Existing Gravel Drive serving Rose Cottage to be retained as existing

Existing Shrub to be retained as existing



SITE PLAN (As Proposed)

This Drawing is to be read in conjunction with dwg. No. ROSE-01 to 04 Inclusive at all times

Rose Cottage
Bakers Lane
Dragons Green
W. Sx. RH13 8GF

Proposed Siting of
Shepherds Huts

Client
J. Winter

Rev.	Description	Date	Drawing no.	Scale	Date
A	Drawing completed for Planning submission	03/12/25	ROSE-02Rev.A	1 : 100 (A2)	Nov. 2025

