

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 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 propose Sheppard's Huts to be retained as existing, to provide a dog friendly enclosure.

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

7.8 sq.m. Concrete base to u/s of proposed Hot Tub

4 No. Gal. Steel troughs, planted with wild flowers. In addition 4 No. small down lighters have been installed along the eastern boundary fence

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

- Existing Foul Drainage
- Foul Drainage Serving proposed Shepherds' Hut
- Piped outfall from existing private sewage treatment plant
- Existing piped/ culverted ditch

Refuse & recycling bins to be provided at the end of the car parking space provided for guest use.

Existing Shrub to be retained as existing

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2 No. Refuse Recycling Bins to be provided,

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

Existing Shrub (Magnolia) to be retained as existing

Stepping stone path within existing lawn

Section of proposed hedge to enclosure to be maintained at a height of 1.8m (6 ft.) above G.L.

Existing external light fitting to be retained as existing (controlled via PIR Sensor)

Within existing garage provided secure storage for 2 No. cycles, specifically for occupiers of the Shepherd's Hut.

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

Around existing parking, space, 7 No. solar powered light fittings (down lighters) are fixed to the top rail of the P&R Fence

Existing Gravel Drive serving Rose Cottage to be retained as existing

Existing Shrub to be retained as existing

Existing i.c.

Existing i.c.

SITE PLAN

(As Proposed)

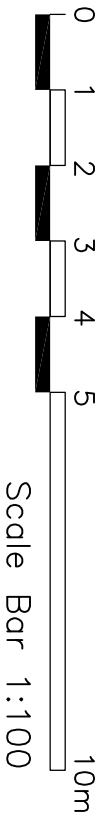
This Drawing is to be read in conjunction with dwg. No. ROSE-01 to 04 Inclusive at all times

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

Proposed Siting of
Shepherds Huts

Client
J. Winter

Drawing no. ROSE-02 Rev. B
Scale 1 : 100 (A2)
Date Nov. 2025



Scale Bar 1:100

