

The application is for the installation of a small domestic heating oil tank, associated pipe and concrete base at the rear of the property.

**THE PROPERTY AND POSITION:**

Puckmore is a rural Grade II Listed building used as a single domestic dwelling. It sits in its own land accessed via a private driveway. The oil tank is to be situated to the side of the existing garage at the rear of the property. The oil tank will not be visible from the front of the property and will not have a detrimental, or any effect on the appearance of Puckmore. The proposed site is well within the curtilage of the property in an area forming part of the private garden and is not overlooked by adjacent properties.

**LAYOUT AND SCALE:**

I propose to construct a flat and level concrete base on the ground at the side of my existing garage. This base will be in full compliance with regulations - extending at least 300mm beyond the widest points of the tank and capable of fully supporting the whole of the tank when fully laden. The site of the base and tank will be over 1.8m from any structure. The area will be kept clear. A bunded 1200 litre oil tank will be installed on the base, with a buried supply pipe leading approximately 15m along the rear of the property. The proposed position of the new tank and pipe has been assessed and recommended by an OFTEC registered engineer and will comply with current OFTEC requirements. Installation of the tank and pipe will be completed by the OFTEC registered engineer. The new tank position will only be visible from the rear corner of my property and will take up a small area of garden land. The overall dimensions of the tank are 1200mm wide x 1960mm long x 1120mm high.

**LANDSCAPING AND VISUAL APPEARANCE:**

The construction of the base will require the removal of a small area of private, unplanted garden.

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#### ACCESS:

No additional work is required for access to the proposed site. Access to the site will be gained via an existing rear driveway and area of garden at the side of the existing garage at Puckmore. Access for deliveries will be via a small tanker which will park on the private driveway at the rear of the property allowing access to the tank location. This will not affect any highway or public right of access.

#### COMMUNITY SAFETY:

There is no public access to this area and there is no impact on the general safety of neighbours or the community. All construction works will be carried out in the private garden of the property.

#### ENVIRONMENTAL:

There will be no detrimental impact to wildlife, flora or fauna. The proposed area is unplanted. There are no overhanging trees, and no tree roots to be considered