

Design & Access Statement

Introduction

This design and access statement has been prepared for support of a Householder planning application for a garden shed within the garden of

Mount Farm, Shaves Wood Lane, Albourne, BN6 9DX

The use will be incidental to the main property.

The application has been prepared on behalf of the property owner Howard Lock

This design and access statement will demonstrate that:

The proposed outbuilding complies fully with all the relevant national and local planning policy.

The proposed use is entirely incidental to the main dwelling and would be retained as such in perpetuity.

The outbuilding would not negatively impact neighbour amenity of the main house and would constitute high quality design.

In determining the scheme, the following plans should be considered:

Location Plan

Site Plan

Layout plan

Site

The outbuilding for which permission is sought is located in the owners rear garden with construction access via side of property access to the garden.

The outbuilding will provide incidental use for family members and located in the owners garden see 1;500 site plan.

The garden is suburban and in line with surrounding properties that all have outbuildings of some description.

The proposed out-building will be in the garden as defined in the location plan

Scale

The proposed outbuilding is a single storey structure with a footprint of approx. 18 sqm

The proposed outbuilding is approx. 2.85m in overall height.

Appearance

The proposed outbuilding (as per the design layout plan) is constructed of timber cladding, doors and window frames painted grey to match the house with a black roof.

The design seeks to conform with:

An appropriate form of scale and appearance.
Protection of the amenities of neighbouring properties.
Respects the character and appearance of the locality.

John Simmons -Agent

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Over 30 years experience in planning applications for Garden Room Projects