

Design & Access Statement

Introduction

This design and access statement has been prepared for support of a Householder planning application for erection of a timber garden breeze house within the front garden of

St Anns House, Black Hill, Lindfield, RH16 2HE

The use will be incidental to the main property.

The application has been prepared on behalf of the property owner Julia Constable

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 front garden a reasonable distance from the main house with construction access via driveway of the property.

The front garden has no visual aspect from the street scene as it is surrounded on all sides by high evergreen screening.



The outbuilding will provide use for family members only and be located in the 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.11.2 sq m

The proposed outbuilding will not exceed 3.5m in overall height (including foundations).

Appearance

The proposed outbuilding (as per the design layout plan) is comprised of timber posts with a cedar tiled roof.



The design seeks to conform with:

An appropriate form of scale and appearance.

John Simmons -Agent

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Over 30 years experience in planning applications for Garden Room Projects