

Design & Access Statement

Introduction

This design and access statement has been prepared for support of a Householder planning application for insertion of a wrought iron pedestrian gate to perimeter wall in 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 garden gate and pillars in wall 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 gate 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 gate for which permission is sought is located in the front garden a reasonable distance from the main house with construction access via driveway with double gates.

The current frontage has double gates access to the driveway and the garden has no visual aspect from the street scene as it is surrounded on all sides by high evergreen screening.



The gate 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 with pedestrian gates.

The proposed gate will be in the perimeter wall as defined in the location plan

Scale

The proposed gate is approx. 1m wide x 1.6m high

Appearance proposed



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