
DESIGN & ACCESS STATEMENT

Outbuilding in rear garden Highway, Cansiron Lane, Ashurst Wood, West Sussex, RH19 3SD

Introduction

This retrospective Full Planning Consent Application is for a 7.2m x 4.4m freestanding single storey outbuilding with 600mm overhang to the front, located in the rear garden of the property, 2.5m at the highest point. The garden room was designed to a modest scale with an internal floorspace under 30m². This is in proportion to the property's curtilage which is 45,955.29m² and therefore of an ample size to accommodate a separate room without restricting the usefulness or quality of the open space or garden.

The outbuilding is located at least 1m from each boundary (1.14m at rear left corner and 4m at rear right from the rear boundary fence with Cansiron Lane, 8.4m from the right hand boundary with Green World. The outbuilding is fully insulated and external LED lights are recessed in the overhang, casting light down into the garden. The front of the outbuilding faces into the garden, over 40m from the facing boundary with Forest View.

While there are several trees in the vicinity of the outbuilding, there are no Tree Preservation Orders on the property, and no trees have been cut back or removed during construction. The holes for the pile foundations were dug manually to ensure no damage to any tree roots. The house remains unaffected by the outbuilding which will be used primarily as an office by the property owner who works from home. It will also be used as a gym, and is incidental to the enjoyment of the main dwelling.

External materials

Foundations: Steel frame on composite pile foundations

Roof: EPDM rubber, 120mm SIPS panels

Walls and Floor: 95mm SIPS panels

Cladding: Breathable membrane, Western Red Cedar cladding front and left, Grey Toughwood cladding to rear and right

Doors/windows: 2.02m high French doors 1.8m wide with 2 no. fixed sidelights 600mm wide. 2 no. 1.2m wide x 1m high top-hung windows; 1 no. 600mm x 450mm top-hung window; 1 no. 600mm wide x 650 high obscure glass window in shower room. Anthracite aluminium frames with A-rated safety glass.

Site amenities

Electricity, waste and water connections run to the main dwelling. Rubbish, waste and recycling is disposed of in the family's existing bins. Existing vehicular and pedestrian access is unaffected by the garden room.

Conclusion

The outbuilding does not impinge on the neighbouring residential buildings or local surroundings. There is no increase in noise or light disturbance, traffic or parking. Construction of the outbuilding was intended to be non-detrimental to the local neighbourhood, and the room has been designed to be a contemporary statement which is not obtrusive to the existing house or surrounding residential buildings. There are outbuildings of various sizes in neighbouring gardens in the vicinity of the property, and the garden room is not out of keeping in style or scale with these existing structures. The room will be used solely by the property owners, and will not be occupied independently, sold separately, or used for paying guests.

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Location of outbuilding in rear garden:



Studio design:

