

Design & Access Statement

Introduction

This design and access statement has been prepared for support of a Householder planning application for a single storey garden room for ancillary use.

Elmhurst, Basingstoke Road, Spencers Wood, RG7 1AP

The proposed use will be ancillary to the main property as sleeping accommodation for the owner's aunt who currently resides within the main dwelling.

The application has been prepared on behalf of the property owner Miss Martine Campbell

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 ancillary to the main dwelling and would be retained as such in perpetuity.

The outbuilding does 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:

Site Plan
Layout plan

Site

Situated over 30m from the main house with construction access via side of property access to the garden.

The outbuilding has provided enjoyment 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. 29.75 sq m

The proposed outbuilding is approx. 2.9m in overall height.

Appearance

The proposed outbuilding (as per the design layout plan) is stained cedar cladding with a flat sloping roof.

John Simmons -Agent

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Over 30 years experience in planning applications for Garden Room Projects