

Design and Access Statement

Project: Retrospective Application for Garden Room

Location: 14 Archer Grove, Arborfield Green

Overview:

This Design and Access Statement supports a retrospective planning application for a single-storey outbuilding at the rear of the property. The structure, measuring approximately 6.1m by 3.1m and 2.5m in height, is timber-clad with a flat roof and serves as a garden room and bike storage.

Background and Reason for Retrospective Application:

The outbuilding was originally constructed in good faith based on advice that it fell under permitted development rights and therefore did not require planning permission at the time. However, following discussions with the planning officer and other professionals, we have become aware that formal planning consent is indeed required to regularise the structure.

Justification:

The purpose of this application is to rectify the planning status and ensure the building is fully compliant with local planning policies. We are committed to following the correct procedures and bringing the development into lawful use. The design remains in keeping with the character of the garden and has no adverse impact on neighbours or access.

Conclusion:

In summary, this retrospective application is being submitted to ensure that everything is done by the book and that the outbuilding is fully legalised.

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Date: 14 November 2025