26TH June 2023

PROPOSED REPLACEMENT OUTBUILDING AT VINE VIEW, BACK STREET, ASHTON KEYNES, NR SWINDON SN6 6PD.

DESIGN AND ACCESS STATEMENT.

This Design & Access Statement has been prepared in accordance with Section 42 of the Planning & Compulsory Purchase Act 2004, to supplement the submission of a Planning Application for the above property.

The design concepts are outlined below.

EXISTING BUILDINGS

The existing outbuildings are located along the Northern boundary of the site. These consist of 3no unused stables, and a corrugated sheeting open fronted barn-type building used as a wood / garden store.

PROPOSED BUILDING AND USE

It is my clients intention to take down these buildings and to replace them with a new outbuilding that can be used throughout the year by the whole family.

The new outbuilding will provide for 3 uses, namely:-

1. A dry garden store for wooden log storage and garden tools and machinery.
2. A hobbies room / studio for my client to practice her painting hobby, and
3. A family gymnasium / playroom, together with its own toilet.

AMOUNT

The ground coverage area of the proposed building is only 22.6sqm larger than the current outbuildings. Floor areas are indicated on the proposals drawing.

The proposed building is within the Ashton Keynes conservation area and therefore requires planning permission.

We consider that the new building will be insignificant in its size and location and will not be detrimental to the rights of light or privacy of the adjacent properties. No overlooking or overshadowing will occur.

SCALE

The height, bulk and scale of the proposed building will not appear unduly prominent to the neighbours. It is located under trees and adjacent to the rear and side boundaries of the plot. Its height is minimal, and it is finished with a flat roof to further obscure its appearance.

LANDSCAPING

No additional landscaping is proposed or considered necessary.

For Mr and Mrs D Mason.

N.B.Armstrong.