Design & Access Statement

Introduction

This design and access statement has been prepared for support of a Householder planning application for erection of a timber Garden Room within the rear garden of 19 Brook Drive, Corsham, Wilts, SN13 9AU

The use will be ancillary to the main property.

The application has been prepared on behalf of the dwelling owner Mr Roy Jones

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 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
Design Layout Plan

Site

The outbuilding for which permission is sought is located within the rear garden approx. 9m from the main house with construction access via side of property access to the garden.

The outbuilding will provide enjoyment for family members only and be located in the substantial garden see 1;500 site plan.

The garden has neighbouring gardens most with an outbuilding of some description.

The proposed out-building will be at the rear of the garden as defined in the location plan

Scale

The proposed outbuilding is a single storey structure with a single 4.28m x 3.3m room

The proposed outbuilding will not exceed 4m in overall height.

Appearance

The proposed outbuilding (as per the design layout plan) will be clad in green painted timber.

White windows and doors.

The design seeks to conform with:

An appropriate form of scale and appearance.
Protection of the amenities of neighbouring properties.
Respects the character and appearance of the locality.

John Simmons -Agent
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Over 30 years experience in planning applications for Garden Room Projects