# 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 outbuilding within the garden of

9, Erringham Road, Shoreham-by-sea, BN43 5NQ

This will be a single storey timber summerhouse for use incidental to the main property.

The application has been prepared on behalf of the property owner Russ Cohen

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 incidental 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
Layout plan

## Site

The outbuilding for which permission is sought is located at the rear of the garden a substantial distance 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 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. 20 sq m

The proposed outbuilding is approx. 3.35m in overall height (including foundations).

Appearance

The proposed outbuilding (as per the design layout plan) is timber stained with a Cedar shingle roof.



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.

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*Over 30 years experience in planning applications for Garden Room Projects*