

BLUE BUILDING CONTRACTORS LTD

Planning & Design

BBC-PL-001-05

DESIGN & ACCESS STATEMENT

Retrospective Householder Planning Application

83 Howard Road, Sompting, West Sussex BN15 0LP

Prepared for Mr. & Mrs. Gough

1. Introduction

This Design & Access Statement has been prepared in support of a retrospective householder planning application for the replacement of an existing detached ancillary outbuilding with a contemporary timber-framed garden room. Although not always mandatory for householder applications, this statement has been prepared to assist the Local Planning Authority by explaining the design rationale behind the proposal.

2. Site Context

The property occupies an established residential plot within Howard Road, Sompting. The replacement garden room is located within the rear garden in substantially the same position as the previous detached ancillary outbuilding. The northern boundary adjoins open agricultural land, providing a less sensitive relationship than would normally exist with neighbouring residential gardens.

3. Design Principles

The design objective was to replace an ageing outbuilding with a high-quality contemporary structure that remains clearly subordinate to the host dwelling. The building has been designed to provide functional ancillary accommodation while maintaining an attractive appearance and respecting the established character of the site.

4. Scale and Layout

The building measures approximately 6.0 metres by 3.0 metres with an overall height of approximately 2.57 metres. Its modest footprint and detached form ensure that it remains proportionate within the generous rear garden and does not dominate the surrounding area.

5. Appearance and Materials

The external appearance is intentionally simple and contemporary. Cedar shiplap cladding provides a natural finish that will weather sympathetically over time, while black aluminium-

framed glazing and black fascias create a restrained modern appearance. The flat roof is finished with an EPDM membrane, providing a durable and low-profile roof covering.

6. Access

The proposal does not alter existing pedestrian or vehicle access arrangements. Access to the building is gained entirely from within the private residential curtilage. No changes are proposed to highways, parking arrangements or public access.

7. Inclusive Design

As an ancillary domestic building, the garden room is accessed directly from the existing rear garden. The level access and generous glazed entrance improve usability while remaining appropriate to its intended incidental domestic function.

8. Sustainability

The proposal reuses an established built footprint and employs durable construction materials with low maintenance requirements. Timber construction and high-performance glazing contribute towards efficient long-term use while avoiding unnecessary expansion of the built form.

9. Design Summary

The proposal replaces an established ancillary outbuilding with a well-designed garden room that is proportionate, visually attractive and appropriate to its setting. The development preserves residential amenity and maintains the character of the surrounding area.

Design Summary Table

Design Aspect	Response
Use	Ancillary accommodation serving the existing dwelling.
Scale	Approx. 6.0m × 3.0m; overall height approx. 2.57m.
Construction	Timber frame with cedar cladding.
Roof	Flat roof finished with EPDM membrane.
Glazing	Black aluminium-framed windows and doors.
Access	Existing domestic access retained.
Visual Impact	Limited due to rear garden location and agricultural land beyond.
Overall Design	Modern, modest and sympathetic to the residential setting.