DESIGN & ACCESS STATEMENT FOR

HOUSEHOLDER PLANNING CONSENT APPLICATION

Erection of a single storey garden room at 50 Alfriston Road, Gaisford, Worthing, West Sussex, BN14 7QS

DESIGN AND USE

This Householder Planning Consent Application is for a 5m deep x 7m wide free-standing outbuilding in the rear garden of the property with a 450mm overhang to the front and right hand side. The house will remain unaffected by the proposed build. It will be located at the rear left hand boundary of the clients' garden, 60cm from the neighbouring boundary fences with 52 Alfriston Road on the left, and the access lane from Cranleigh Road to garages at the rear. The outbuilding has been designed to a modest scale, 2.7m at the highest point, with an internal floorspace under 33m^2, and does not impinge on the neighbouring residential buildings or local surroundings. No shrubs or trees will be removed or damaged by the construction of the garden room. The outbuilding will be used as a home office, building regulations approval will be sought and due to the size of the outbuilding.

External materials are listed below:

- Foundations: Ground screws with timber base on top.
- Structure - Fire-proof plasterboard, timber stud framing, closed cell PIR insulation, fibre cement board, timber batten, cladding.
- Cladding - Black leather grain, plastisol-coated steel sheeting on left and rear sides (fire classification C-s2, d0), Douglas fir cladding to front and right.
- Doors – 1.8m wide anthracite grey aluminium frame French doors.
- Windows - 2 no. anthracite grey aluminium frame 1.8m wide x 900mm high on front and right hand sides.
- Roof - Timber joists, OSB, EPDM rubber roof membrane.
- Lights - LEDs in the overhang on the front of the garden room which will throw diffused lighting onto the doors to access to the studio, lighting will be subdued and visibility from the property or neighbours will be limited by the 450mm overhang to the front and each side.

Existing vehicular and pedestrian access are unaffected by the proposal. Construction of the outbuilding is intended to be non-detrimental to the local neighbourhood, and is designed to be a contemporary statement which is not obtrusive to the existing house or surrounding residential buildings. There are outbuildings of various shapes and sizes in neighbouring gardens in the vicinity of the property, and the proposed garden room would not be out of keeping in style or scale with these existing structures. The garden backs onto the access road from Cranleigh Road to two concrete garages.

Proposed design:



Outbuilding location in rear left hand corner of garden, showing Cranleigh Road garages at rear.

