D & S 09-08-30

PLAN NO. A0d0382ka
30 SEP 2009

DESIGN AND ACCESS STATEMENT
15 The Street, North Lancing, West Sussex. BN15 0PN

1. Use.
The existing property was built approximately 1900 and is a single residential dwelling and located within a conservation area.

2. Amount.
The proposal is for a summerhouse to the rear of the rear garden which will be used for storing garden furniture etc.

3. Layout.
The proposed main summerhouse will be set back approx 1.2 meters from the rear boundary wall and 2.65 meters from the east boundary fence.

To accommodate the proposed summerhouse an existing 9.5 sq metres/20.4 m3 glazed greenhouse attached to the rear boundary wall will have to be removed.

The existing small garden shed will be moved and the existing larger outbuilding will remain as is.

The surrounding properties are a mixture of terraced houses and detached bungalows some of which also have timber outbuildings in the rear gardens.

4. Scale.
The proposed summerhouse measures approximately 5.5m x 3.6 x approx 3.65m in height above ground level. Roof to be pitched approx.35°.
The proposed main summerhouse being approx. 20.9 sqm/60m3

5. Landscaping.
There is no landscaping and the existing landscaping is not affected by the new work.

6. Appearance.
The external walls will be constructed with Oak timber horizontal cladding under a grey slate pitched roof to match the existing timber buildings in the adjoining rear gardens.

Windows and doors are proposed to be Oak timber similar to other garden buildings in the area.

7. Access.
The summerhouse will be accessed directly from the existing rear garden only.

Robin Yates
September 2009