

DESIGN AND ACCESS STATEMENT
PROPOSED GARDEN ROOM AND SHED
SANDY PONT, 22A THE ESPLANADE, FRINTON-ON-SEA, CO13 9AU

1. Introduction

- 1.1 This Design and Access Statement (DAS) accompanies an application for the erection of a garden room and shed at Sandy Point, 22A The Esplanade, Frinton-on-Sea. Planning Permission is required as the property is situated within a Conservation Area. We understand that there are no specific planning policies that relate to the erection of garden buildings and sheds within the Conservation Area. The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).
- 1.2 As this is a proposal for a garden room and shed, many aspects are of limited applicability.

2. Design Principles and Concepts

2.1 Amount

- 2.1.1 The site has an area of 0.07 hectares. The width is 12.9 metres and the depth is 59.3 metres.
- Garden Room:** The proposed location of the garden room is aligned with the north-west corner of the site. The garden room dimensions will be 10m wide by 4m deep, occupying a plan area of 40m². The height of the room will be approximately 2.1m to eaves and maximum 2.9m to apex. The garden room will replace the existing garden shed (6.2m by 3.1m, 1.83m height to eaves, 2.8m to apex) located in the northern corner of the site.
- Garden Shed.** The proposed location of the garden shed is along the south-west elevation, between the existing property and the boundary. As such a small part of this will be visible from the front of the property (refer to Plan 3b). The garden shed dimensions will be 1.25m wide and 3.7m long (nominal 4 ft by 12 ft), with a height to apex of 2.3m.
- The rear garden is bounded by six foot (1.83m) high fences on all sides. The site is surrounded by Read House residential home for the Blind to the north, 22 The Esplanade to the south, and, to the rear, 14 and 16 Harold Road, both detached bungalows.
- 2.1.2 The majority of the nearby properties along The Esplanade have brick built garage structures in the rear garden, with height to apex in excess of 2.5 m. These structures typically are situated with one wall along a boundary line, and are located close to the associated and neighbouring properties. In addition some properties also have garden shed type structures. Sandy Point 22A The Esplanade does not have vehicular access to the rear of the property but smaller accesses are provided to both sides.
- 2.1.3 The site is deep and there is a large rear garden. The proposed location, whilst being close to the boundaries with 14 and 16 Harold Road, is approximately 7.5 to 10m at closest to the respectively properties and shielded from views to the rear of number 16 in particular. The proposed garden room will not be visible from the front of the property.
- 2.1.4 In view of the presence of larger structures in adjacent gardens, the unobtrusive location and the relatively low height of the proposed shed it is considered that the proposed garden room will not be out of place in relation to the existing surroundings.

2.2 Layout

- 2.2.1 The existing rear boundaries of Sandy Point, 22A The Esplanade all comprise wooden fences. The proposed location of the shed will be adjacent to two of these boundaries and run parallel to the boundary lines.
- 2.2.2 Access to the shed will be via the side boundary to Sandy Point 22A The Esplanade and then across the garden, which is flat. As such there will be no public access to the area.
- 2.2.3 As the application relates to a garden room and shed discussion relating to crime prevention within the planning system is not considered applicable, other than stating that the buildings will be secure.

2.3 Scale

- 2.3.1 The size of the garden room proposed as is follows:

- Length 10m.
- Width 4m.
- Roof minimum height 2.4m.
- Roof maximum height 2.9m.

A “shed” or “skillion” roof style is proposed in this application. Where opportunities exist to reduce the maximum height e.g. use of a flat roof during the detailed design stage, then this would be considered. However the minimum height of 2.4m is considered necessarily due to the desire to include personal exercise equipment in the room.

- 2.3.2 The only visible elements of the room that will protrude above the existing fences will be the top of the sides and the roof section between eaves and apex. This layout therefore minimises the visibility to properties on Harold Road of which number 16 is also shielded by trees. We would highlight that the previous removal of a large cypress tree (permission 06/00998/TCA), close to the location where the shed is now proposed, has significantly increased the light to all adjacent properties along Harold Road.
- 2.3.3 A distance of greater than 1 metre will be left to the boundary with 14 Harold Road, Read House and 22 The Esplanade.
- 2.3.4 The garden shed size proposed is party restricted to those standard designs which are available on the market. The proposed size as is follows:
- Length 3.7m (nominal 12 feet).
 - Width 1.25m (nominal 4 feet).
 - Height to eaves 1.89m.
 - Height to apex 2.3m.
- A gable style roof is proposed.
- 2.3.5 As the elements of the shed will be prefabricated offsite it is highlighted that there may be some minor variance between these nominal dimensions and any actual structure erected. However this should be considered in the context of garden shed fabrication and erection and is therefore not a considered a significant issue within the extents of the application.
- 2.3.6 A small amount of the shed will be visible from the front of the property (refer to Plan 3b). The roof section will also be visible above the fence line from 22 The Esplanade. The edge of the shed will be adjacent to the boundary with the latter property.

2.4 Landscaping

- 2.4.1 The proposed location of the garden room is close to the current location of a garden shed (refer to application 06/01768/FUL) which will be removed as part of this application. The remainder of the land has been used for vegetable and soft fruit growing over the past decade and hence there is therefore no vegetation worthy of retention.
- 2.4.2 The proposed location of the garden shed is on an area of decking alongside the side of the house, currently used for storage.
- 2.4.3 No changes are proposed to the existing boundary fences.

2.4.4 Planting and materials schedules have not been provided as the application relates to a private rear garden. The house owner will therefore maintain the landscaping.

2.5 Appearance

2.5.1 The garden room will be of wooden construction. The fascia and soffit will be of cedar cladding with a fiberglass roof. Entry and natural lighting will be provided by one set of uPVC French doors and one set of Bifold doors. An example of the anticipated form and style is shown below:



2.5.2 The shed will be solid wood, brown/red cedar in colour with a mineral felt roof. An example of the anticipated form and style is shown below.



2.5.3 The guidance provided in relation to the regulations refers to issues such as circulation routes, seating and lighting but these are not applicable to a garden room and shed, other than confirming that no permanent external lighting is envisaged and are not discussed further.

3. Access

3.1 As the application relates to a garden room and shed, discussion of access to the local amenities, provision for cars and inclusive access are not considered applicable.

4. Consultations

4.1 The proposal has been discussed with neighbours at 22 The Esplanade with no objections raised to date. The residents of 14 Harold Road have been absent recently so this final proposal has not specifically been discussed with them. 16 Harold Road is currently empty with building works being undertaken prior to new owners moving in.

4.2 As this is a shed in a private garden no consultation has been undertaken with any access or local interest group.