

Proposed Garden Room to Rear of Southerly, The Common, Hanworth

Design and Access Statement

This proposal is to construct a new Garden Room at Southerly, The Common, Hanworth. The reason for the proposal is that the build is within the area of a Conservation Area. The size of the proposed building actually falls within the remit of that required to meet Permitted Development and as such would not normally require full planning approval (max eaves height of 2.5 mts and max roof height of pent roof of 3 mts). However, the design location means that approximately 1000 mm will fall outside the area in which PD rights would apply, thus meaning a full planning application will be required. ie For GPDO to apply all the proposal would need to be behind the rear building line, when viewed from the front of the property.

Access to the proposed site will be via the current driveway and garden paths. There

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