

Design and Access Statement - Planning Application for an Octagonal Summerhouse at 32 Windmill Hill

We are applying for planning permission for a detached octagonal summerhouse to be sited in the garden of our property at the above address. Although it will only be used incidental to the enjoyment of the dwelling house, we do not believe it is a permitted development for two reasons:

1 - Although the proposed location (see site plan) is in our 'rear garden' this part of the garden is to the side of our property and the location is effectively forward of the 'principle elevation' of our property (the house). As our house is situated well beyond the end of the road (Windmill Hill) there is no public road to the front of our house.

The proposed summerhouse will not lie between the front elevation and a public road.

2 - The proposed summerhouse is 2.875m tall (to ridge height) so slightly exceeds the 2.5m height exempting it from planning permission if located <2m from a boundary. Proposed distance of nearest wall from each boundary approx. 0.75m.

Therefore we seek planning permission for it's installation.

The design is as follows:

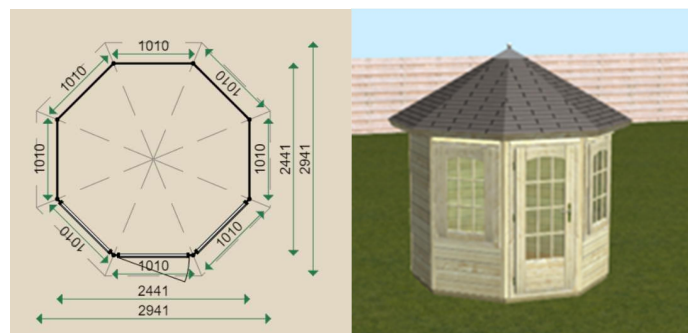
Design

It is octagonal in shape and (including roof overhang) sits within a 3m square. It has a pitched pyramidal shaped roof and is proposed to be constructed from timber cladding and a felt shingled roof (see Construction-Drawing-Summerhouse-P83.pdf).

The summerhouse will be located in the western corner of the rear garden (see Image of proposed corner location.jpg) on a concrete or paved hardstanding. At the proposed location in the corner of the garden it will have a 1.7 m high close boarded fence one side (between our garden and 6, Princes Place) and a 1.4 m close boarded fence on the other (between our garden and 47 Wycombe Road).

The summerhouse does not block the view of any neighbour neither would it be obtrusive.

Design – footprint dimensions and appearance



Specification

Summerhouse model number: P83

Cross-section: Ø 250 cm

Surface: 5 m²

Volume: 11,2 m³

Wall thickness: 28 mm

Ridge height: 288 cm

Wall height: 218 cm

Window(s): 2 x PR26 - Top-hung windows with safety-double glazing

Door(s): 1 x PR29 - Single door with safety-double glazing

Roof type: Pyramid roof

Roof overhang: 25 cm

Type of wood: Spruce from northern countries (14 – 16 % kiln dried)

Access

The front drive of the property is accessible directly from Windmill Hill and is at least 2 car widths throughout. There are no height/weight restrictions onto the site i.e. no overhead cables. The site has ample space for van/lorry delivery and parking/unloading. Access through to the rear/side garden is via a 80cm wide side gate or, for larger items, over our hedge.