

## **DESIGN AND ACCESS STATEMENT FOR THE ERECTION OF A TIMBER SUMMERHOUSE IN GARDEN AREA:**

18 Greshams Way, Edenbridge, Kent, TN8 5NY

**1. ASSESSMENT** This design and access statement is submitted to support a planning application for a timber garden summerhouse to the garden area of the property as per the requirement of the Town and Country Planning Act 1990. The application property is 18 Greshams Way, Edenbridge, Kent, TN8 5NY which is a detached property sitting within its own large garden area. The proposed summerhouse is to be positioned to the North Eastern boundary of the garden.

**2. DESIGN** The design of the summerhouse and its proposed position are such to ensure that it is not highly visible from any public view point to the detriment of the surrounding area.

**3. USE** The summerhouse will be used as a sheltered garden area where the applicant can enjoy their garden area in a covered environment.

**4. AMOUNT** The floor space of the proposed summerhouse is 7.09 m<sup>2</sup>, this is a nominal extension when viewed against the extension garden area the property benefits from.

**5. LAYOUT**, The summerhouse is to be positioned 0.5 metres from the Northern and Eastern boundaries. The boundary of the garden consists of a 1.75 metres high timber fence, shrubs and trees. The choice of traditional materials, western red cedar with a natural finish with traditional leaded glazing ensuring the summerhouse fits in with the natural environment.

**6. SCALE** The dimensions of the proposed summerhouse are:

Height: 3.102 m

Width: 3.029 m

Length: 3.029 m

**7. LANDSCAPING** The summerhouse is to be constructed in a level area of the garden on a 6" concrete slab requiring minimal excavation, no further landscaping is required.

**8. APPEARANCE** The summerhouse is constructed from high quality Western red cedar with a shingled roof, plain glazing and sides stained with a natural finish similar to the one in the photograph below.



**9. ACCESS** No special access arrangements have been made, the proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access. No additional parking is required with the addition of the summerhouse.

**10. NEIGHBOURING PROPERTY CONSIDERATION** The design and position of the summerhouse is such that it will not impact on any of the other neighbouring properties.

**11. POLICY CONSIDERATION** In consideration of the summerhouse design, this was kept simple and not to a grand scale, this to ensure compatibility with local and national policy in respect of this type of proposed development.

**12. JUSTIFICATION** It is the applicant's wish to enjoy the amenity that this summerhouse would provide and seeks to achieve this with a structure that has minimal impact on the surrounding area in which the property is sited. We consider the summerhouse has sufficient integrity to contribute and improve the amenity of the garden area without detracting away from the beauty and character it possesses. The summerhouse does not conflict visually or technically to the existing property or any neighbouring property and as such is an appropriate householder.