

## **Planning, and design statement**

Location: 20a Beachfield Road, Bembridge, Isle of Wight PO35 5TN

Proposal: Proposed garden building (for home working and shed storage)

Applicants: Mrs J Seward

August 2023

### **Introduction:**

20a Beachfield Road is a detached house set within a good sized plot on the southern side of Beachfield Road in Bembridge.

The house occupying the plot is in a good state of repair, and no changes are proposed to the house.

This application is for a garden building on the southern side of the existing house to provide space for home working and for storage of items. The house has no garage and external storage is required for gardening tools and bikes.

Permission is sought for this development because it has been decided that the optimum location of the garden building is to the side of the house, and the house is located in an Area of Outstanding Natural Beauty meaning that normal permitted development rules do not apply.

### **Design approach:**

In considering the appropriate design approach for the site, the applicants have decided that a modest garden building that provides space for both home working and garden storage to the side of the existing house would have the least impact on the site.

The adjacent property (at 22 Beachfield Road) is already in possession of a garden annex (The Chicken Shed). This building forms part of the boundary with 20a Beachfield Road, and is larger in terms of both height and overall floor area.

The position of the proposed garden building is to the side of the existing house, and is not overlooked by either the main house in the plot or the nearest neighbour to that side of the house.

This proposal is no different in character or size than a number of other garden buildings / extensions in nearby properties, also subject to the planning restrictions relating to being located in an Area of Outstanding Natural Beauty.

This proposal is for a single storey building with windows and a double glazed door at the rear of the building. One single side window, to provide light to the rear of the internal room is proposed looking directly at the existing house. This means that there is no overlooking increase on neighbouring properties.

With regards to the materials palette, the local area has a varied street scene in terms of the use of external materials. Properties in the surrounding area are characterised by having

brick walls, with some being fully rendered, or fully clad, with others having minor punctuations of render and / or cladding. The materials selected for this garden building are appropriately reflective of the surrounding area, with a plain black felt roof, light grey cladding to the walls, and white PVC doors and windows.

**Conclusion:**

The proposed development, by virtue of design, scale, external appearance and sufficiency of design reference within the local area would result in a construction sympathetic to the site in which it is proposed and neighbouring properties.

If the LPA has any queries regarding this application and proposals, we would like to invite the case officer to make contact with the applicant at the earliest opportunity.