



Job No: (803) - Carter  
1 Richmond Road, Exmouth Devon EX82NB

Date: 11.11.2023

Ref: Planning application

### Design & Access statement

Location: Travelling on the Salterton Road B3178 from Budleigh Salterton towards Exmouth, go past the traffic light at Littleham Road. Before reaching the Shell garage on the right hand side, take the first right turn into Richmond Road. No 1 is the first property on the lefthand side. Access to the front door is approached via a pathway leading down the righthand side of the property. Access to the rear garden is via a gateway built into a block rendered wall adjoining the existing block paving driveway.

Existing House: Designed & built in the early 1980's, this detached brick built corner house was amended in 2007 with living space in the roof application no: 07/0178/FUL. Planning permission for this work was granted.

Proposed Timber building store: Mr & Mrs Carters current living & outdoor storage space is not adequate to accommodate personal collection of motorbikes, garden furniture/tools.

Having assessed the previous applications made by previous owners for a single garage at this property, Ref:07/1150/FL which was refused due to a number of factors, my clients commissioned the redesign of their garden, with the aim of addressing the state of their existing boundary as well as incorporating a timber building which would be used to store garden furniture/ tools & a small private collection of motorbikes.



As the proposed building is 1.5m+ away from the existing boundary line & is designed/located by reducing the ground level to site a pent roof structure in such away that the store will have little if any visual impact to neighbouring properties. The proposed timber cladding will age to an attractive silvery grey colour, which along with replacing the existing dead Elm trees with 10xno specimen 'Aspalier' aligning the fence-line, will enhance the surrounding landscape setting.

Services: Water & electricity (excluding sewerage), will be connected to clients existing supply.

Boundary: To create a sense of privacy & to enhance the existing street scene, the proposed 1.8m timber fence along with additional stone wall (to match existing section aligning Exmouth Road) will create an attractive backdrop to the proposed landscape scheme.

Conclusion: As keen gardeners & members of the Exmouth community, this proposal will enable my clients to enjoy their garden & personal hobbies as well as enhancing their day to day well being.

This proposal of providing an attractive timber garden retreat has no major impact on its surrounding landscape & would not be detrimental to the character of the area & is therefore one that should be supported.

Yours Sincerely

Laurence Mitchell Ltd

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