

# **PROPOSED NEW GARDEN ROOM**

at

**15 The Vines, Shabbington**

Design and Access Statement

November 2023

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**HENDA KNOBEL**

BETTER LIVING, BY DESIGN

## INTRODUCTION

This document is prepared on behalf of the owners of 15 The Vines, Shabbington to secure planning permission for a freestanding garden room within the curtilage of the dwelling.

This document should be read in conjunction with the following drawings:

- 2023-27-SK00 Site block & location plan
- 2023-27-SK06 Proposed garden room

## SITE AND SURROUNDING AREA

15 The Vines is part of a small development of three detached dwellings off The Vines in Shabbington, developed in 2017-2018.

It is bounded by properties fronting Crendon Road to the north east, properties fronting The Vines to the south east and a barn conversion at Rookery Farm to the south west.

## RELEVANT PLANNING HISTORY

*23/O1738/APP - Householder application for conversion of garage, erection of single storey side extension and detached carport*

*17/O1946/APP - Erection of three detached two-story dwellings with parking, access and amenity space.*

*15/O3677/APP - Erection of three detached two-story dwellings with parking, access and amenity space (amendment to planning permission 15/O3677/APP)*

## PROPOSED DESIGN

The property benefits from a large north facing garden.

The area immediately adjacent to the dwelling will be formally landscaped with planting areas and a water feature along with seating areas which will connect the house with the garden room and gardens beyond.

A freestanding garden room is proposed to provide a dedicated gym room which will be used as part of the rehabilitation program and thereafter for the day-to-day fitness maintenance program following the homeowner's back operation.

The proposed garden room will purely be used as an ancillary function to the main dwelling.

## KEY DESIGN PRINCIPLES

- The garden room is a discreet single storey structure of humble proportions which remains subservient to the main dwelling.
- A lightweight insulated timber structure clad in black stained cedar will sit comfortably against the palette of The Vines development which includes light and dark shades of grey.
- The black cladding is also a reference to the many barns dotted around the area and which is referenced in dark cladding on properties along The Vines and in the village of Shabbington.
- Large expanses of glazing will open the room out into the garden and bring in natural light reducing the need for artificial lighting.



## RELEVANT PLANNING POLICIES CONSULTED

National Planning Policy Framework  
VALP Local Plan policy BE2 – *Protection of the amenity of residents*  
VALP Local Plan BE2 – *Design of new development*  
VALP Local Plan policy NE8 – *Trees, hedgerows and woodlands*  
Vale of Aylesbury Design SPD

## EVALUATION OF PROPOSAL

### *Trees, hedgerows and woodland*

There are no mature trees or hedgerows close to the proposed area of development. The trees and hedgerows that were established as part of the development around 2017-2018 will remain untouched. T1 and T2 adjacent to the proposed building are indicated on the site plan, both young specimens.

### *Design of new development*

The proposed design respects and complements the existing development and wider area with the use of black stained cedar cladding.

The maximum roof height is kept to 2.5m above natural ground level, ensuring the garden room remains subservient to the main dwelling.

### *Protection of the amenity of residents*

The proposed garden room is mostly below the level of the adjacent boundary fence. It will have no impact on the privacy or amenity of the adjacent properties.

### *Vehicle parking*

The proposed garden room will have no impact on parking arrangements of the development.

### *Amount*

The proposed garden room measures 4.2m x 6.2m. Set within a large garden, it has no adverse impact on the density of development of the site.

### *Access*

Access arrangements to the property will remain unchanged

### *Biodiversity and sustainability*

The application site is within the Red Impact Zone for Great Crested Newt (GCN) habitats. We believe the proposed development will have no impact on the GCN natural habitat.

Additional biodiversity measures included within the proposed development is the inclusion of a bird box.

The garden room will be built from a lightweight insulated timber structure and clad with cedar which is one of the most sustainable timber species.

Thermally broken aluminum framed double glazed doors and windows will conserve energy during colder months whilst a moveable louvre screen will provide solar shading during warmer months.

## PRE-PLANNING ADVICE

No pre-planning advice was sought

## NEIGHBOUR CONSULTATION

Neighbours have not been consulted.



Prepared by

HENDA KNOBEL

ARCHITECTURAL DESIGNER



07415 865 720

[henda@hendaknobel.com](mailto:henda@hendaknobel.com) | [hendaknobel.com](http://hendaknobel.com)

6 Alexandra Square · Chipping Norton · OX7 5HL