

# Design and Access Statement

---

**DATE: 29<sup>TH</sup> NOVEMBER 2023**

## **PROPERTY ADDRESS**

12 Chiltern Drive  
KT5 8LN

## **AGENT**

Mr. Angelo Campagna,  
[REDACTED]

## **APPLICANT**

Mr.&Mrs. Wilk

## **PROPOSAL**

**Application for a Certificate of Lawful Use or Development  
for a  
Rear Annexe which use is ancillary to the main dwelling house**

## **PLANNING HISTORY**

There are many applications on record for this site but the most relevant to this application is the previously Lawful Development Certificate (ref.: 23/02180) which was refused on the basis that it has not been demonstrated that the proposed outbuilding would be provided for a purpose incidental to the enjoyment of the house. The outbuilding has no kitchen and/or bedroom and there is no reasons from the Council to believe this is not ancillary to the main dwelling; there is only a single access from the main garden and the annexe is simple in shape and design.

## **PROPOSAL DESCRIPTION**

The outbuilding has been divided into 3 spaces with shower/wc. All spaces are unheated. The proposed rooms will be used as home gym/office and storage facilities for the sole enjoyment of the main house n.12 Chiltern Drive.

Kind Regards,  
Angelo Campagna  
RIBA-ARB

Tel.: [REDACTED]  
[www.angelocampagna.com](http://www.angelocampagna.com)  
[info@angelocampagna.com](mailto:info@angelocampagna.com)