

DESIGN & ACCESS STATEMENT FOR HOUSEHOLDER PLANNING CONSENT APPLICATION

Demolition and replacement of rear garden shed at Juggs Corner Cottage, Ashcombe Lane, Kingston, Lewes, East Sussex, BN7 3JY

The property is located on article 2(3) land.

DESIGN AND USE

This Householder Planning Consent Application is for the proposed demolition of an existing shed and the erection of a new 5.265m x 2.750m free-standing outbuilding in the same location, with the potential addition of solar panels to the roof.

The house will remain unaffected by the proposed build which will be used as a storage space. It will be located in the front right corner of the clients' garden, at least 4m from any boundary. The outbuilding has been designed to a modest scale, 2.5m high on the south side and 2.9m on the north side, with an internal floorspace under 13m², and does not impinge on the neighbouring residential buildings or local surroundings. No shrubs or trees will be removed or damaged by the construction of the garden room.

External materials are listed below:

- Foundations: existing concrete base, treated timber joists sitting on packers on top
- Roof: treated timber joists, OSB roof boards, single pitch EPDM rubber roof
- Walls: treated timber studs, OSB, breather membrane
- Cladding: black burnt larch
- Door: shed door clad to match the building
- Window: 1.2m x 0.6m uPVC, non-opening

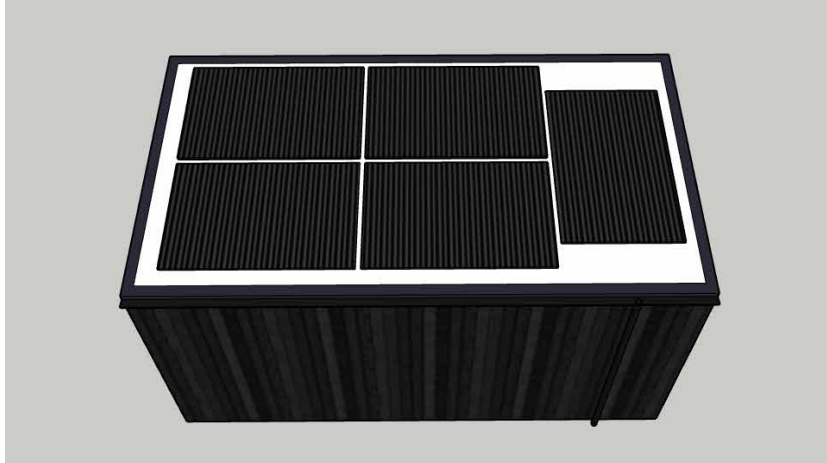
Existing vehicular and pedestrian access are unaffected by the proposal.

Construction of the outbuilding is intended to be non-detrimental to the local neighbourhood, and is designed to be a contemporary statement which is not obtrusive to the existing house or surrounding residential buildings. There are outbuildings of various shapes and sizes in neighbouring gardens in the vicinity of the property, and the proposed garden room would not be out of keeping in style or scale with these existing structures.

Solar Panels

It is proposed to mount 5 x 430w solar panels on the roof of the outbuilding. Each panel is 1762mm long x 1134mm wide x 30mm high as per the Solar Panels Specifications included in the supporting documentation. The panels will be installed on the pitch roof so as not to protrude above the highest point of the outbuilding.

View from above



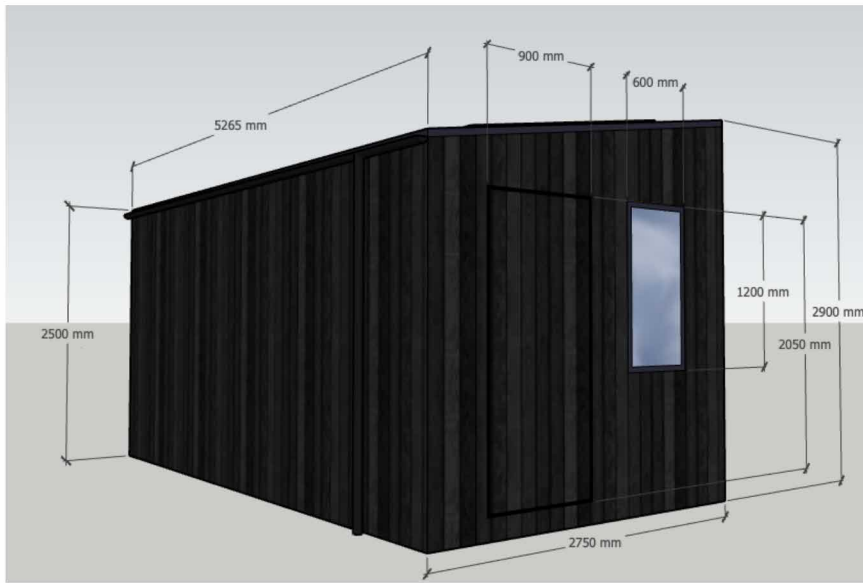
View from rear of outbuilding showing panels (blue) lower than highest point



As per Part 14 Class A of Schedule 2 of the General Permitted Development Order 2015, which states that the installation, alteration, or replacement of microgeneration solar PV on a building situated within the curtilage of a dwellinghouse, we confirm that the following conditions will be met:

- a) the solar PV or solar thermal equipment will not protrude more than 0.2 metres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope;
- b) the highest part of the solar PV or solar thermal equipment will not be higher than the highest part of the roof of the main dwelling;
- c) solar PV or solar thermal equipment will be sited so as to minimise its effect on the external appearance of the building;
- d) solar PV or solar thermal equipment will be sited so as to minimise its effect on the amenity of the area; and
- e) solar PV or solar thermal equipment will be removed as soon as reasonably practicable when no longer needed.

Proposed design:



Proposed location of garden room, replacing existing shed



Views of proposed site from Ashcombe Lane

