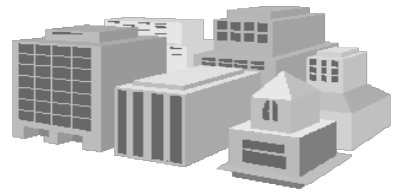


Surrey Building Services

Architectural Consultants



MARCH 2024

Design & Access Statement

Proposed Ancillary Garden Building

AT:

122c, Reading Road South, Fleet, Hants

GU52 7TP

For: Mr. Gould



1. INTRODUCTION

- 1.1 This statement has been prepared in support of the proposal for a detached garden building to the rear of the garden, for the sole ancillary use of the owner.
- 1.2 The site lies within an existing established urban area on a good-sized plot.
- 1.3 The property benefits from Lawful development rights, whereby the structure to a height of 4000mm would be allowable. However, the owner wants a Japanese style building, to align with his hobbies and this proposed structure is marginally higher at 4500mm at the height pitch only.
- 1.4 This proposal would seek to gain approval for this structure for the sole use of the owner.
- 1.5 Careful planning was applied to create a structure set centrally within the width of the plot and away from the boundaries, so it does not impact on surrounding gardens.
- 1.6 The proposals will retain good amenity space to the current property.
- 1.7 Within this statement we set out the context of the planning application and provide a detailed description of the proposals.



REAR LOOKING BACK TO HOUSE

2. THE APPLICATION SITE AND SURROUNDINGS

- 2.1 The proposal site is on a large plot and lends itself to providing a detached structure, without impacting on the amenity space.



VEIW FROM HOUSE



REAR OF GARDEN

3. Principal of development

1. The principle of a detached outbuilding within gardens is supported under planning, subject to the usual guidelines.
2. The structure is to have electricity only and no water or drainage, as the intended use is solely for the owner. The owner's history stated as follows, in his own words.

“Over the years I have studied Takemusu Aikido, Taekwondo, Zen Kyoshin Ryu AiKi Jitsu, Tai Chi and latterly Kyusho Jitsu.

This has led me into Zen meditation and also to study the Chinese Traditional Medicine (TCM) meridian systems from a Martial Arts perspective.

I have now studied martial arts for over 30 years and finally got to a position where I can afford to build my own dojo for personal use.

I also plan to use the space for a small home gym, man cave and home office as I am now a virtual worker with DXC Technology.

Furthermore, the structure will only have electricity and there are no plans to convert this structure now or in the future to a private dwelling.”

3. The structure will be for quiet personal use only to support the owner's interests and hobbies.
4. Careful selection of materials will ensure that the structure with timber cladding under a tiled roof will sit comfortably to the rear of the garden.

4. GENERAL

IMPACT OF TREES.

There is no intention to disturb any mature planting or trees to undertake the proposals.

IMPACT ON NEIGHBOURS

The proposal seeks to have no adverse impact on neighbours.

CONCLUSION & SUMMARY

We hope, it can be seen that the proposals will create a tranquil retreat that the owner seeks with no impact on adjoining houses.

This statement sets out the details of the proposal. It has hopefully demonstrated that the principle of development is acceptable, and that the proposal would be appropriate development.

As the proposal complies with all relevant planning policy and is appropriate development in the urban area, we respectfully request that permission be granted for the proposed development.

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