
DESIGN & ACCESS STATEMENT

Penwith Cottage

Penwith Drive
Haslemere
Surrey
GU27 3PP

Lawful use application

Annex for Gym and Home Office

March 2024

PREPARED BY



FOR
SOUTH DOWNS NATIONAL PARK

ON BEHALF OF
MJE Properties

1 Summary

- 1.1 This Design and Access Statement accompanies the Lawful Use application for a new annex to house a Gym with storage and a home office, at the site known as Penwith Cottage, Penwith Drive, Haslemere, Surrey, GU27 3PP. The site is identified on the submitted 1:1250, 000_location plan.
- 1.2 This proposal aims to make efficient and effective use of an existing residential dwelling, within an established residential area, in a manner, which is compatible with the character and appearance of the local area.
- 1.3 It is considered that the proposed works will make a positive contribution to the character of the area, without causing any harm to the local amenities.
- 1.4 Significant consideration has been given to the design and layout of this Annex with regards to the amenity of neighbouring properties and the amenity of the surrounding area.



Figure 1: Existing Site

2. The Site

- 2.1 The site lies in the established residential area of Haslemere as identified on the proposals map of the District Local Plan and falls within the South Downs National Park. Within such areas there is a general presumption in favour of new residential developments with the latest advice by governments to maximise the use of such land.
- 2.2 The character of the area is predominantly residential in nature with the proposed site being set back on Penwith Drive. According to the Environment Agency's Interactive Flood Maps the site is not within an area liable to flooding.
- 2.3. The area is characterised by detached two storey houses and detached houses of varying ages, sizes and styles, with the majority set on modest sized plots.
- 2.4 The existing property is a traditional brick build structure. Clay tile roof and casement windows in a style local to the area.
- 2.4 The property is not a Listed Building, nor is it within a Conservation Area or an area covered by Article 4 Direction.



Figure 2: Penwith

3.1 Proposal

3.1.1 The current proposal is sought to erect a new Annex within the rear garden of Penwith Cottage towards the north against the western boundary. The Annex will be located within 20 meters of the dwelling and have a roof height no higher than 3m

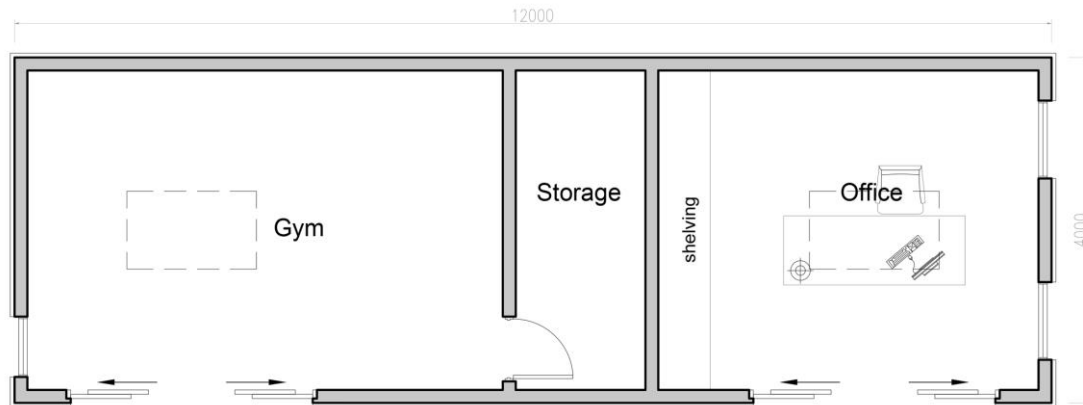


Figure 3: Proposed Floor Plan

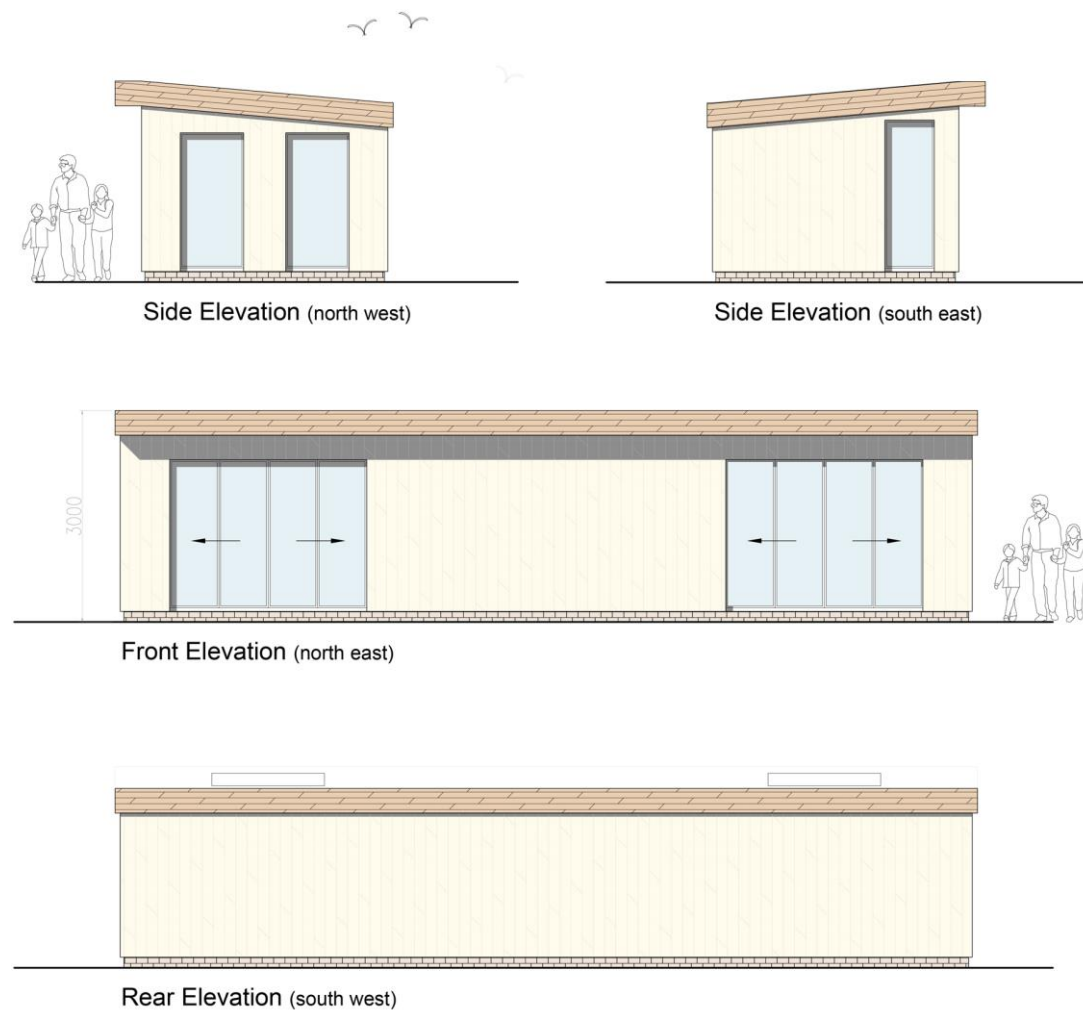


Figure 4: Proposed Elevations

3.1.2 The Annex will have an internal floor area is 43.3 m²

3.1.3 Parking will not be altered as a result of this application.

3.1.4 No trees will be removed as a result of this application.

4 Conclusion

4.1 Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 sets out criteria for assessing whether or not a proposed development can be lawfully carried out without the need for planning permission under permitted development rights. In this case, the proposal complies fully with the GPDO, this planning permission should not be required.