

DESIGN AND ACCESS STATEMENT FOR THE ERECTION OF A TIMBER SUMMERHOUSE IN GARDEN AREA:

3 Bullace Trees Lane, Roberttown, Liversedge, Kirklees, WF15 7PF

1. ASSESSMENT This design and access statement is submitted to support a planning application for a timber garden summerhouse to the rear garden of the property as per the requirement of the Town and Country Planning Act 1990. The application property 3 Bullace Trees Lane, Roberttown, Liversedge, Kirklees, WF15 7PF is a detached property with its own substantial garden. The summerhouse is to be positioned to the western boundary of the garden.

2. DESIGN The design of the summerhouse and its proposed position are such to ensure that it is not highly visible from any public view point to the detriment of the surrounding area.

3. USE The summerhouse will be used as a sheltered garden space where the applicant can enjoy their garden area in a covered environment.

4. AMOUNT The floor space of the proposed summerhouse is 6.43m², this is a nominal extension when viewed against the extension garden area the property benefits from.

5. LAYOUT , The summerhouse is to be positioned 0.9 metres from the western boundary and 6 metres from the northern boundary. The boundary of the garden consists mainly of a perimeter fence ranging from 3' – 6' high with a 3' high hedge to the eastern boundary. The choice of traditional materials, western red cedar with plain glazing, painted in old soft green ensuring the summerhouse fits in with the natural environment.

6. SCALE The dimensions of the proposed summerhouse are:

Height: 3.0 m

Width: 2.228 m

Length: 3.79 m

7. LANDSCAPING The summerhouse is to be constructed on a flat garden area; no further landscaping will be required for the summerhouse other than the immediate area of the base construction and around the summerhouse to allow access.

8. APPEARANCE The summerhouse is constructed from high quality Western red cedar with a shingled roof, leaded glazing and sides painted in soft green.

9. ACCESS No special access arrangements have been made, the proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access. No additional parking is required with the addition of the summerhouse.

10. NEIGHBOURING PROPERTY CONSIDERATION The design and position of the summerhouse is such that it will not impact on any of the other neighbouring properties.

11. POLICY CONSIDERATION In consideration of the summerhouse design, this was kept simple and not to a grand scale, this to ensure compatibility with local and national policy in respect of this type of proposed development.

12. JUSTIFICATION It is the applicant's wish to enjoy the amenity that this summerhouse would provide and seeks to achieve this with a structure that has minimal impact on the surrounding area in which the property is sited. We consider the summerhouse has sufficient integrity to contribute and improve the amenity of the garden area without detracting away from the beauty and character it possesses. The summerhouse does not conflict visually or technically to the existing property or any neighbouring property and as such is an appropriate householder.