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Design & Access Statement

PLANNING APPLICATION FOR CONSTRUCTION OF A SINGLE HOILDAY LET CABIN IN GARDEN CURTILAGE AT STONEY ROCK COTTAGE, WATERHOUSES, ST10 3LH



Photo courtesy of Google Maps

November 2023

Introduction/Context

This statement is produced to support an application for the construction of a single holiday let cabin within the garden curtilage of Stoney Rock Cottage, Waterhouses.

Planning permission was previously granted, reference SMD/2022/0538, for the change of use of the first floor of an existing outbuilding to a holiday let. Since this work was completed and the space advertised as a holiday let, it has been occupied continuously throughout the spring, summer, and autumn of this year. Given its success, the applicants wish to provide further accommodation by constructing a new cabin in place of an existing greenhouse.

Proposal

The proposed development consists of a single timber framed cabin within the garden curtilage of the existing dwelling. Currently a paved area and greenhouse sit on the area where the proposed structure is to be positioned. There is a stone retaining wall alongside the structure, before a wide verge with native hedging and the boundary fence separate it from the roadside. Due to the lower ground level of the proposed building, its view from the road will be limited, coupled with the existing hedgerow, which shall have new specimens planted in any gaps to help screen the site.



To the North of the proposed cabin is a cluster of juvenile trees down the side of the sloping embankment, which the applicant planted himself when he first moved into the property. These are all to be retained and shall not be adversely affected by the proposal. T1 is a mature Ash tree which has previously been pollarded due to excessive deadwood forming in the crown and dropping branches on the greenhouse and adjacent highway. This too shall be retained and will not be impacted by the proposal due to the current ground level difference and retaining structure surrounding the base.

Layout

The internal layout provides a living space with kitchen facilities, a bathroom, and a bedroom.

The layout on site has been chosen to use an area of existing hardstanding and can also make use of the existing highway access and house services.

Use and Amount

The use of the new structure is to provide ancillary accommodation to the main dwelling, which shall be let on a commercial basis.

Scale

The scale of the proposals is in keeping with the parameters of the site and it is designed to suit the needs of its proposed occupants. The dimensions are not dissimilar to any garden shed that could be found in a garden.

Appearance

The appearance shall resemble any ordinary garden shed as externally it shall be clad in larch boards, with a tiled roof to match the main dwelling. Doors and windows shall be anthracite uPVC framed. The building should only be visible from inside the applicant's property, not from the roadside.

Landscaping

The existing stone wall between the driveway and the garden area has an opening for pedestrian access. This is to be widened to allow for vehicle to pass through. The area of lane between the proposed building and the existing driveway is to be resurface with gravel. The border to the remained of the garden and extended driveway area shall have a new planting bed incorporated, to match the existing beds that surround the area.

Access/Parking

The current highway access shall not be altered. The new permeable gravel area shall be used for the parking of the occupants of the cabin, and this shall allow for adequate turning space, so the vehicle can re-enter the existing driveway, and then the highway in a forward gear.



Stone pillar to be rebuilt in new position giving wider access.