

Design & Access Statement

6 The Island, ST10 4JE

Applicant: Fiona Millington

Client Ref: 1709

Date: July 2026

Introduction

This Design and Access Statement has been prepared in support of a planning application for the proposed carport at 6 The Island, ST10 4JE. The document outlines the design principles, layout, appearance, and access considerations of the proposed development. It explains how the scheme has been developed in response to the site context, the character of the surrounding area, and the need to provide a functional and accessible space for the intended use.

Existing Site/Use

The application site at 6 The Island, ST10 4JE is currently in residential use and comprises a late 19th-century dwelling with associated external amenity space, including a side driveway area.

The site is located within a designated conservation area and is characterised by traditional built form and established boundary treatments.

The proposal seeks to make more efficient use of this space while maintaining its primary residential function.

Proposed Design

The proposed development seeks to provide a practical and discreet solution for the sheltered storage of a vintage vehicle, while responding sensitively to the character of the host dwelling and its setting.

The scheme comprises the erection of a lean-to carport structure attached to the side elevation of the existing property, extending along its length. The structure will be constructed using traditional materials, including a brick-built form finished in render to reflect the appearance of the main dwelling, with timber elements incorporated as secondary and decorative features.

The design will remain visually lightweight, with open side elevations. A glazed roof is proposed to allow natural light to penetrate while maintaining a simple, subordinate form.

Overall, the proposal has been carefully designed to balance functional requirements with a sympathetic and contextually appropriate architectural approach.

Impact of the Proposal

Negative Impact

The proposed development is small in scale and has been designed to sit neatly alongside the existing house, meaning it will not have any harmful impact on the site or surrounding area.

Its simple form, matching materials, and open-sided design help to reduce its visual presence. The proposal will not affect neighbouring properties in terms of light, privacy, or outlook, and it will not alter existing access or parking arrangements.

Overall, no negative impacts are expected, and the structure is considered to be a suitable and unobtrusive addition.

Positive Impact

The proposed development will have a positive impact by providing a practical and well-designed solution for protecting the client's vehicle while improving the use of the existing side space. The structure will enhance the overall appearance of the area by introducing a more organised and coherent feature that reflects the materials and character of the main house.

Its simple and sympathetic design will help it blend with the existing property, contributing to the quality of the site without detracting from its surroundings.

The proposal represents a modest improvement that supports both functionality and visual harmony.

Access

Access to the site will remain unchanged, with the existing driveway continuing to provide safe and convenient entry for vehicles and pedestrians. The proposed carport is positioned alongside the dwelling in a way that allows vehicles to drive in and out without obstruction, maintaining adequate manoeuvring space within the site.

The hardstanding surface will ensure a durable and level area suitable for vehicle use, while pedestrian access to the property will be retained as existing.

The proposal preserves current access arrangements and does not give rise to any highway safety concerns.

Conclusion

In conclusion, the proposal is acceptable in principle, as it aligns with the existing character of the area and will not cause significant disruption to the neighbourhood.

It is also not considered that the proposal would result in a harmful amendment to the existing building or adversely impact its character. We kindly request that the council make a reasonable decision on this submission in line with the development objectives and timescales outlined in the National Planning Policy Framework. Should the planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate it, Diogel Architecture would welcome a conversation on any of these matters.