

Design and Access Statement

Proposed Garden Building

9 Lots Drive, Kilnwood Vale, Faygate, West Sussex, RH12 0BX

Introduction	This statement has been prepared to describe the rationale behind the design of the garden building which will be used as a home office. The property comprises a two storey dwellinghouse, located on the west side of Lots Drive, Kilnwood Vale, Faygate, West Sussex. Planning permission is requested to erect a modest timber building in the back garden of the property, as permitted development rights relating to the erect of sheds and other structures were withheld when planning permission for the development was originally granted under Planning Application No. DC/17/1993, Condition 10, in December 2017. It is worth noting that were it not for the afore mentioned condition, the proposed building would be allowable as permitted development. The house is not listed and is not located within a Conservation Area. Details of the proposed building and its setting within the garden are shown on the accompanying General Arrangement Drawing No 526/007/01 (Rev A).
Use	The building is for the owner's private use as a home office, such use being incidental to the enjoyment of the dwellinghouse.
Amount	The dimensions of the building are 2.30m x 2.50m.
Layout	The proposed building has been positioned at the far end of the garden, behind the garage, occupying a small area of what was previously lawn.
Scale	The maximum height of the proposed building is 2.50m. It is considered that the building is acceptable, despite the modest size of the garden/plot.
Landscaping	The entire back garden is completely enclosed by a 1.80m high close boarded timber fences. Four silver birch trees exist in the garden, which will be retained "soften" the building's outline when viewed from one of the adjacent neighbour's gardens.
Appearance	The front wall will be clad with "V-100 MTX" cladding and all the other walls will be clad with cement board cladding, all painted dark grey (RAL 7016 "Anthracite"). The fascias will be "V-100 MTX" painted dark grey (RAL 7016 "Anthracite"). The door and window frames will have dark grey (RAL 7016) P.V.Cu frames. The roof will be covered with E.P.D.M. rubber membrane.
Access	Access to the building will be via small step at the front of the building.

Foundations	In order to minimise soil compaction, the building will make use of discrete pad foundations (please see details shown on the General Arrangement Drawing No 526/007/01 (Rev A)). Pad foundation holes will be lined with polythene prior to concreting.
Rainwater	Rainwater from the roof will be directed to a small soakaway under the building.
Other Buildings	It is noted that planning permission was granted for a significantly larger garden building in the rear garden of a nearby property, 32 Arun Valley Way, Kilnwood Vale, RH12 0BF in May 2025, under planning reference DC/24/0244.

Site Photographs



View looking down the garden (with back to the property)