“Lion Lodge” Bashurst Hill
Itchingfield Horsham RH13 0PB

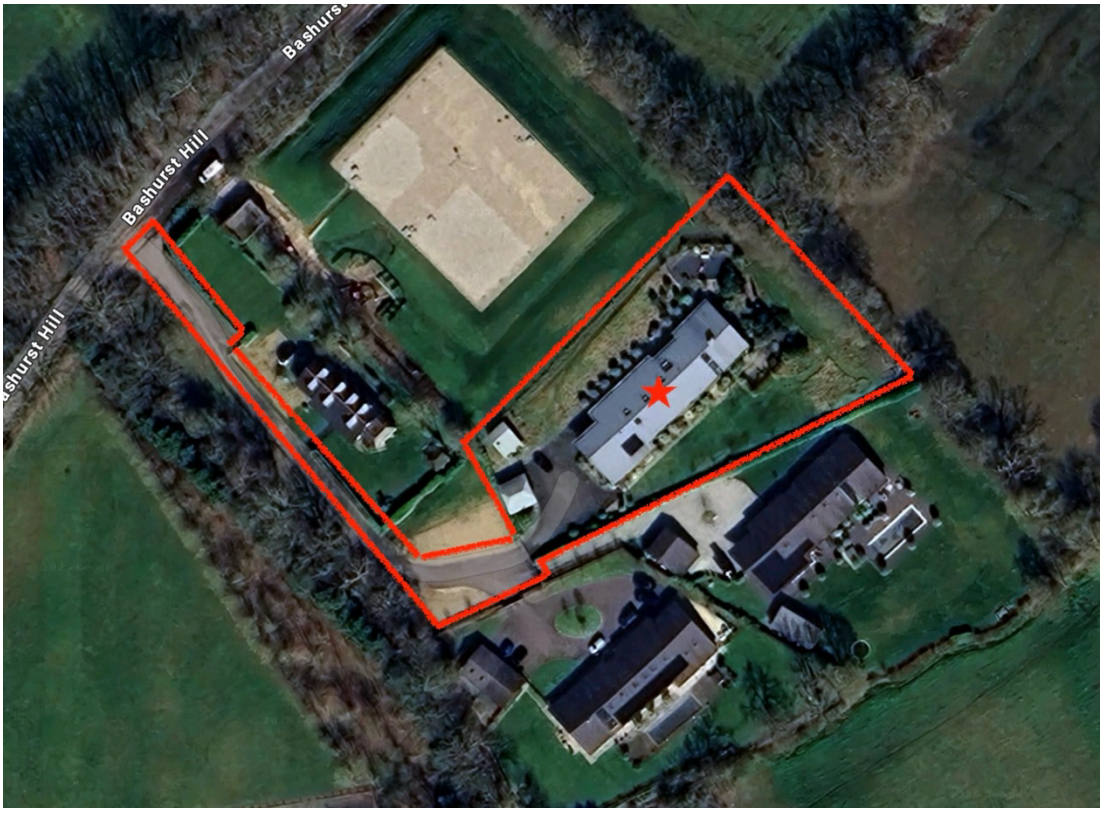
Design and Access Statement For
Replacement Garden Ancillary Out-Building:

Introduction: This document has been prepared to support the Planning Application for the proposed garden room at the above property and should be read in conjunction with drawing no. 22218-01, 02, 03, 04 + 05

Site Details: The immediate locality is predominantly residential in nature with a mixture of detached properties.

The application site measures approximately 4632sqm is on a south west – / north – east axis. The rear garden to the South – East. Opposite the front door is a covered reservoir.

Lion Lodge is neither Listed or within a Conservation Area.



Aerial photograph showing the application site, neighbouring properties and covered reservoir opposite.

Rev. A

Proposal: It is proposed to demolish an existing out-building and construct a new single storey out-building in its place.

Location, Size, Design + Use: The new building will be in same location as the existing out-building.

Location**:** The replacement building would replace an existing out-building adjacent to north-east boundary.

Size: The new building will have an external footprint of 26m^2 (with an internal floor area of 22m^2) and be 2.5m high.

Design: The building will be constructed using "SIPs" (Structurally Insulate Panels). This method is faster than "traditional" construction and provides a high thermal performance. The new building will achieve a thermal performance above that required to meet Part "L" of the Building Regulations.

Walls: The front and right flank elevations will be finished with black stained "Thermowood" vertical timber cladding.

The rear and left flank elevations will be clad with cement particle board and finished with grey "Weathershield" paint.

Windows + Doors: Matt black slimline aluminium frames fitted with high performance double-glazed units.

Roof: The roof will be finished with a lead / slate grey coloured single-ply EPDM roofing system.

Use: The building will, primarily, provide a home gym facility. The inclusion of a modest bathroom will allow occasional overnight use by visiting friends and family.

Note: The applicants will accept any condition preventing the use of the garden room as a separate, independent residential dwelling or a business premises for financial gain.

Amenity Impact: The location and height of the proposed out-building means there will no change to the privacy currently enjoyed by neighbours.

The height is appropriate and will not appear overbearing to users of neighbouring back gardens.

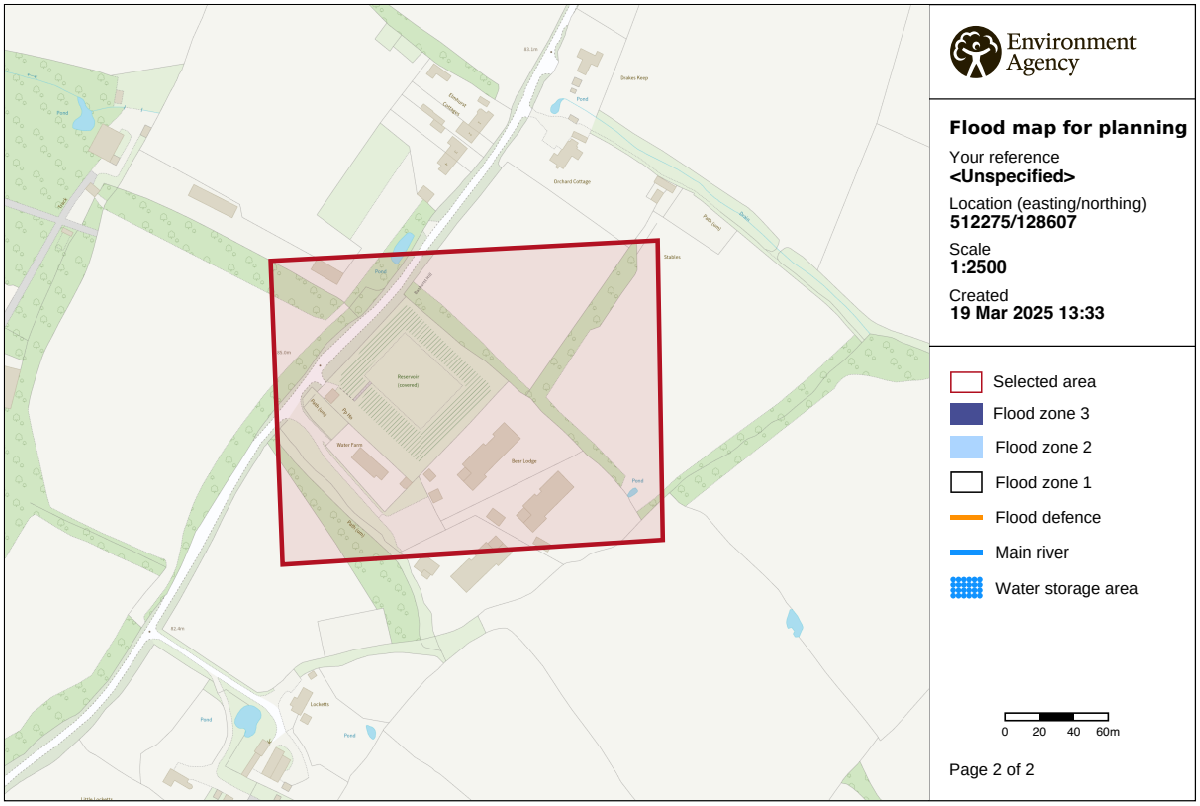
Access + Parking: The access and existing parking arrangement will be maintained.

Refuse + Recycling: The existing facilities in the house will be used.

Sustainability: The proposed building uses a “Modern Method of Construction” that provides a high level of thermal performance. The concrete slab to the existing building will be retained and re-used for the new garden room.

Trees and hedges: Although there are trees withing falling distance of the proposed building due to re-using the slab to the existing building there will be zero impact on these trees.

Flood Risk assessment: Information provided by the Environment Agency advises that site is within Flood Risk Zone 1



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Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	**512275/128607**	**19 Mar 2025 13:33**

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger that 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2024 OS AC0000807064. https://flood-map-for-planning.service.gov.uk/os-terms

Water Neutrality:

Due to the nature and scale of The proposed building there would not be a more intensive occupation of the dwelling that would create an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites.

CIL Liability:

The building will not be liable for a CIL charge.

Assessment of the proposal: The proposed garden room :

i. is ancillary to the dwelling

ii. is sized to respect the setting and location

iii. is located to utilise existing boundary treatments

iv. is of a good design

Consideration has been given to the location, scale and appearance of the garden room and it will not dominate, detract or harm the dwelling, its neighbours or the wider street scene.

The proposed building is of good design, uses appropriate materials, and is of a scale and form that will preserve the character and appearance of the host building and will not harm the amenity of occupiers / users of nearby properties.