
DESIGN AND ACCESS STATEMENT

Single storey outbuilding in rear garden of 3 Rayleigh Avenue, Openshaw, M11 1GU

Introduction

This document in support of a full planning application sets out the design and access principles for the construction of a detached outbuilding in the rear garden of the property.

Context

The application site comprises a semi-detached 3-bedroom two-storey dwelling-house on a broadly triangular plot, benefitting from amenity space to the front and rear elevations. There is off-street car on a hard-surfaced front driveway with drop kerb access.

Design

The purpose of the Design and Access Statement is to show the outbuilding meets the provisions of national and local planning policy, and design principles. The proposed outbuilding would be located at the end of the rear garden, and the design and size of the proposed outbuilding would not result in any detrimental harm to the building or neighbouring area. It would not be visible in the wider public realm due to its location in the rear garden, and would therefore not harm the appearance of the site, or that of the wider area.

Use

The outbuilding is planned for use ancillary to the enjoyment of the existing property to be used as a home office by the property owners. It will also be used for occasional overnight stays by visiting family and friends, incorporating a shower room. There will be no kitchen facilities, it would only be used in conjunction with the main dwelling, and at no time will it be used for separate residential accommodation.

Scale

The footprint GIA is under 10m² which is in proportion to the property's rear curtilage of 146.m² and therefore of a sufficient size to accommodate a separate outbuilding without restricting the usefulness or quality of the open space or garden.

Layout

Doors will face west into the existing garden, facing the house with windows to the north and south. The outbuilding will be 2.5m high at the apex of the pent roof, 4.9m wide, 2.4m deep, 3.3m from the boundary to the left (north side) with 1 Rayleigh Avenue, 5.6m from the boundary to the right (south side) with 7 Rayleigh Avenue and 500mm from the boundary to the rear (east side) with 2 and 4 Rayleigh Avenue.

Appearance

The siting, scale, height, form, details and building materials have all been carefully chosen paying special attention to the desirability of preserving or enhancing the character or appearance of the area.

External materials

Roof: EPDM rubber membrane

Walls: Timber frame, PIR and multi foil insulation, plastered internal

Foundations: Concrete pad

Cladding: Horizontal larch

Doors & windows: Single, half-glazed door; 2 no 900mm (h) x 400mm (w) top hung windows on front; 600mm x 600mm opaque glass window on left side; 2m (w) x 1.1m (h) window on right side, uPVC Chartwell Green frames.

Landscape: No trees or shrubs will be affected by the proposal. All water run-off from the new roof shall be dealt with using rainwater goods installed behind the outbuilding for watering the garden.

Access: No vehicular or pedestrian access arrangements will be altered or affected.

Site amenities: The outbuilding will share all services, kitchen, access, parking and gardens with the main dwelling. Electrical connections and pipework for water and waste will run from the existing supplies. Waste and recycling will be deposited in the existing bins.

Neighbour amenity: The outbuilding will not impinge on the neighbouring residential buildings or local surroundings. The proposal would not lead to overlooking, and it would not be overbearing concerning adjacent dwellings. Using the building as a bedroom is unlikely to cause amenity issues like noise.

Flood Risk: The site is covered by Flood Zone 1 and therefore, is not at risk of flooding. However, the building will have its finished floor level raised above the ground by 100mm, with a water butt proposed for surface water drainage.

Conclusion

The construction of the outbuilding is intended to be non-detrimental to the local neighbourhood where there are a number of existing garden rooms of various sizes. It has been designed to be unobtrusive to the property and surrounding residential buildings. The garden room will be used solely by the property owners and their family. The building will not be occupied independently, sold separately, or used for paying guests.

Proposed design:

