

24 Kingsway, Bognor Regis PO21 4DH

Installation of a detached timber garden room

DESIGN AND ACCESS STATEMENT

The applicant seeks to erect a timber building which will be used as a domestic garden room - the use of which will be incidental to enjoyment of the main dwelling house.

The outbuilding has a footprint of approximately 21 sq. m (internally) and has an external height of just under 2.5m.

The property is within a pleasant location and the applicant is looking to enhance their space with an attractive garden room with a natural timber cladding finish.

To the rear of the property there is a large domestic garden where the building will be located. The applicant will need to remove a Laurel bush in order to facilitate the building.

The new building will be located 1 metre from the nearest boundary of the property.

The new building will not block any light, it will not impact any rights of way or access to this or any other property.

The building is fully insulated and has a thermowood natural timber cladding. It has a monopitch roof that is covered with a dark grey/black EDPM rubber membrane.

Designed and manufactured in Suffolk, the building has a low key design to blend in with most locations and will be thoroughly in keeping with the area.

Access to the building is via simple glazed double doors.