



DESIGN STATEMENT

address: 1 Greenways Crescent, FERRING

job description: PROPOSED OUTBUILDING

The proposals will include a single storey outbuilding positioned in the rear garden of the property.

A pre-application was submitted last year (PAA/87/25) to seek the advice of the local authority regarding the potential of detached outbuilding to be positioned in the rear garden of the above-mentioned property. The advice obtained for the outbuilding was generally positive in principle, however the location and size were questioned.

This application seeks planning permission for a smaller outbuilding that was originally proposed. The outbuilding in the pre-app measured approximately 10m x 4.5m. The new design will measure 7.0m x 4.0m and will include a small 1.5m return at the rear. This is to ensure the new outbuilding will be another 3m from the large mature trees in the established rear garden. It will also fit comfortably within the south-east corner.

The Planning Officer also recommended that the outbuilding was moved to the west, away from Greenways Crescent. However, there are large trees along the southern boundary that the client would like to retain as this provides further screening and shade. We feel that this is the only suitable position for a new outbuilding that will not impact on any of the existing trees and landscaping.

The replacement dwelling was constructed in 2023, and the gardens were mainly laid to lawn. A new hedge was planted along the north-east boundary to provide a formal rear garden for the new owner. The client is very keen to provide a safe and secluded area for his family, which includes young children.

Due to the orientation of the replacement dwelling and the position of the front door the large garden areas are located to the east. This could be deemed as the front. However, the original design for the chalet bungalow indicates that a formal rear garden is to be sited to the east between Greenways Crescent and the property. This part of the garden has been carefully segregated from the front garden which has the main pedestrian access to the front door.

The proposed outbuilding will be positioned in the south-east corner of the rear garden. The building will be finished in modern cedar cladding to match the design of the new property. The outbuilding will be positioned adjacent to the large hedge and semi-mature trees that will screen the new building from the road.

The new owner has employed the services of a landscape designer who has formed a rear garden that provides a secluded and safe space for his family. The photograph below shows the landscaped area that has recently been undertaken. In the distance you can see the many semi mature trees that have been planted along the eastern boundary to provide seclusion from the road. There is also a large hedge that was planted in 2023 which will grow to approximately 2.5m.



It is noted that a large outbuilding is sited in the rear garden of No. 55 Sea Lane Gardens. This outbuilding runs alongside Greenways Crescent and is screened by trees and shrubs. The proposed outbuilding will be positioned in a similar location and will have minimal impact on the street scene.

Conclusion

Due to the orientation of the approved replacement dwelling, there are very limited options for the position of a garden room. The owners have a young family and would like to install a garden room to compliment the extensive landscaping they have already undertaken and to provide a family garden room for them to enjoy.

The existing mature trees are protected and therefore it will not be possible to position the outbuilding within any root protected areas. We feel that this is the only reasonable location for the proposal. As mentioned above, a similar sized outbuilding has been positioned in the rear garden of No.55 Sea Lane Gardens, adjacent to the proposed outbuilding.

The pre-app was submitted last year, and the advice has been accepted by the client. The client decided to delay the application to make sure the landscaping works were complete and the new trees were planted and fully established. The existing hedging has grown considerably and therefore it is the view of the client that the outbuilding will be mainly screened from the road, similar to the outbuilding in Sea Lane Gardens.

A proposal of this type can normally be undertaken as permitted development if the rules are carefully followed. Unfortunately, in this case it could be deemed that the outbuilding will be positioned forward of the original dwelling. Only 1 front elevation can be determined, and this is usually focused on the position of the front door and its relationship to the road. In this case the front door is located on the east elevation. This means that a planning application is required. This is a very unusual circumstance as the rear garden is positioned at the front of the dwelling. Therefore, no precedent can be set due to the circumstances in this case.