

# **The Cottage, Brookside Road** **Kingston Gorse** **BN16 1SE.**

## **Forward.**

The Cottage, Brookside Road is a detached property set within Kingston Gorse, Ferring. The property is set back from the main road and screened on all boundaries with trees and hedges. The site is some 7428m<sup>2</sup> with various out building on the site. The rife runs along the rear of the grounds.

The surrounding land and building have in the past been subject to localized flooding. Attached basic flood risk assessment. On part of the lower ground are old and unsightly stables. These block built stables are used to store ground maintenance machinery tools and storage.

The stables have painted elevations, timber doors and windows and flat roofs.

Viewed from the house lounge area looking over the gardens towards the rife your eye is clearly drawn to the unsightly stables.

It is the intention with this application to lower the stables to the ground and grass over. To construct two smaller sheds on higher ground and out of sight from the main dwelling. One of the sheds will be used to store the garden machinery and the other a gym.

Having sited to higher ground the sheds will be less likely to be affected by flooding unless severe. The new location will be well away from the adjoining property boundary and screened by numerous trees and a fence.

**USE.**

The site is solely domestic and to stay the same.

**Amount.**

The existing stables total about 96m<sup>2</sup> on plan which includes the roof overhang. The total site area is about 7428 m<sup>2</sup>. The proposed shed and gym total about 90 m<sup>2</sup>.

**Layout.**

The new sheds will be set some 5m from the adjoining property boundary. The roof height will be about 3m at the highest point.

**Scale.**

The proposed is slightly smaller on plan than the existing.

**Landscaping.**

The existing area where the stables were will be laid to lawn to match the existing garden. The sheds will be entirely screened by the trees on the adjoining property boundary.

**Appearance.**

It is the intention to clad the exterior of the sheds with weather boarding with muted colours. Samples available on request. The sheds are intended to blend in with the natural surrounding and not to detract from it. Paths allowing easy transit between the house and gym.

**Access.**

This is a domestic application and exclusive to the owners of the property. No other access requirements required.

**Waste Collection.**

Not Applicable