

Planning Application: 47 Sea Lane, Rustington BN16 2RG

Design and Access Statement

1.0 General

- 1.1 This planning application relates to the installation of a timber garden building in the rear garden of 47 Sea Lane Rustington.
- 1.2 The property consists of a semi-detached flint cottage circa 1800 with an existing rear extension dating from the 1970's and fronting directly onto Sea Lane with a large garden to the rear (approx. 27m x 12m). The property is listed with a grade II designation but does not lie within the conservation area in Rustington. There are no Tree Preservation Orders either within or in close proximity to the property. No tree works will be carried out in connection with this planning application.
- 1.3 There is no existing vehicular access to the property and pedestrian access is from the public highway in Sea Lane.

2.0 Access

- 2.1 As the proposed building is intended for recreational use only and will not be designed as a habitable space there will be no increase in the occupancy at the property and therefore it is considered that the existing access will remain adequate and no changes are proposed.

3.0 Site and Setting

- 3.1 The cottage originally formed part of a farm complex and was used as accommodation. The garden is likely to have been part of the farmyard with the barn adjoining the rear garden (now converted into a private residence 'The Old Barn' in Cudlow Avenue).
- 3.2 There are no known services running through the rear of the garden although water services are immediately adjacent the rear of the building. Gas and electricity services run into the front of the property from Sea Lane.
- 3.3 The foundations to the proposed garden building will consist of a 150mm concrete slab and therefore will not involve any deep excavations. The site is also not known to be of archaeological importance.
- 3.4 The garden is generally level with a slight rise in level (approx. 0.5m) to the rear and raised border (approx. 0.5m) to the North side of the garden.
- 3.4 The rear garden is bounded by an existing timber fence to the North side and existing flint walls to the southern and eastern boundaries. Part of the southern boundary is made up of the north elevation of 'The Old Barn' which is a detached flint cottage with a thatched roof. There are no windows or doors in the northern elevation of 'The Old Barn'. The position of the proposed timber garden building has been chosen so that it sits back from the front and rear elevations of The Old Barn and therefore cannot be seen from inside the property. It has also been sited 2m from the boundary wall. Due to the height of the boundary flint walls

and the respective garden levels the roof only will be visible from part of the garden (see Proposed North Elevation Plan no. 05 and Proposed South Elevation Plan no. 09).

- 3.5 The proposed garden building will be a pre-fabricated interlocking timber design with windows and doors to the West elevation only. It is intended to use a black coloured timber preservative with white for the windows and doors. The roof covering will be reclaimed plain clay tiles to match those used on surrounding buildings.
- 3.6 The site is only visible from the public highway through a small gap between 45 and 47 Sea Lane and is predominantly shielded by trees and shrubs.