

Design and access statement – Little Box Cottage, holiday let application

We currently have a 3 bay wooden barn style garage with upstairs storage. One bay has permission for garage doors. We were burgled a few years ago losing large amounts of tools and electrical equipment. We have put garage doors on the other 2 openings for security and are applying for retrospective permission.

The first bay with garage doors is dark and we would like to use part of it as a workshop/office. An additional window at the rear – 1.8mx 1.2m (furthest from our neighbours), overlooking the field would increase the light to this bay significantly. The window would be wooden and identical to the other windows already installed.

We would like to use the upstairs of the barn/garage as an occasional holiday let which would involve creating one bedroom and a bathroom. There would be no catering/kitchen provision so this would not be a useable permanent residence. We propose joining the waste water and sewerage drainage to the mains drain on the main driveway (north elevation). We have extensive off road parking with a drive the full length of the western border so there would be no impact on the neighbourhood with additional on street parking. The garden is not overlooked; there is mature hedging and trees so the neighbours would not be impacted by a few occasional additional people and cars on the property.

Events such as Goodwood Festival of Speed and the Revival bring a lot of tourism to the area and these people need somewhere to stay. Particularly at the moment with Coronavirus pandemic, more and more people are choosing staycations. We would like to be able to contribute to the tourist trade in the area by offering occasional accommodation for events such as these.