

DESIGN & ACCESS STATEMENT FOR RETROSPECTIVE PLANNING CONSENT

DESIGN AND ACCESS STATEMENT FOR THE RETROSPECTIVE ERECTION OF TWO GARDEN ROOMS TO THE REAR OF: 9 SATCHELL LANE, HAMBLE, SOUTHAMPTON SO314HF

STATEMENT

This statement has been prepared in support of the retrospective application for Planning Permission for the erection of two single story flat roof garden rooms, situated in the rear garden to the west of the main dwelling at 9 Satchell Lane, Hamble.

There have been no pre-application consultations with the planning office as it was originally believed that both these buildings came under permitted development.

Whilst the structures themselves have been completed, landscaping of the rear garden including restoring the ground to its original height is still part of an ongoing project.

DESIGN

The two garden rooms (referenced SH1 and SH2 in the attached planning application documents) were erected in early 2021 and late 2020 respectively. SH1 was built as a part time home office and shed combined, and SH2 for a hobby craft room. Neither of the garden rooms are used for any purposes which create undue noise or annoyance, so disturbance to the neighbours is considered negligible.

Both buildings are incidental to the enjoyment of the main dwelling but do provide some privacy screening for the property's main downstairs bedroom (with west facing windows), from those looking east from Farm Close, Hamble SO314RZ, a cul de sac situated to the rear (west) of the main dwelling.

Both garden rooms are predominantly made of 44mm planks of factory machined and treated slow growing spruce, using a tongue and groove construction method to enable self build.

The flat roofs of both buildings are constructed using wooden planks, waterproofed with EPDM rubber roofing material. The 2.3-degree slopes allow for rainwater dispersal and are surrounded by aesthetic parapets which conceal both the roofs themselves and unsightly external guttering.

Both buildings are of a similar modern design, painted with Protek Royal Exterior stone / slate grey paint, with clear exterior wood preserver used on unpainted window and door frame surfaces. This is sympathetic to the design, colours and materials used during the remodeling of the main dwelling and the new boundary fencing. (Fig 1)

DESIGN & ACCESS STATEMENT FOR RETROSPECTIVE PLANNING CONSENT

Fig 1. Garden Rooms SH1 and SH2 - Colour, Design and Garden Context



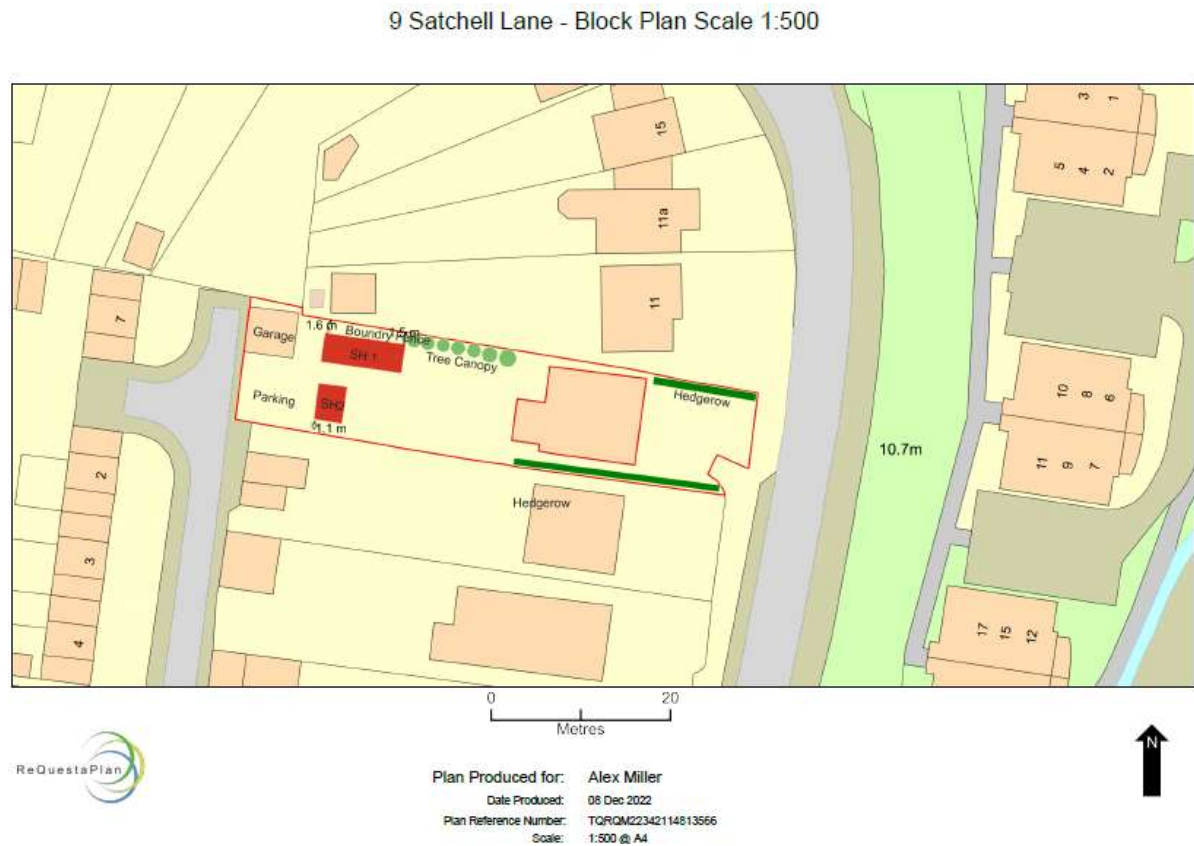
As illustrated in the Block Plan (fig. 3 below), both buildings have been sited towards the rear of a reasonably large 29 meters x 12 meters back garden, effectively forming a split 'L' shape with the space between creating a passageway leading from the garden to an original garage and a 2 car hard standing (fig 2). The rear of the property has direct foot and vehicular access onto Farm Close, Hamble SO314RZ.

Fig 2 – Between Buildings Access to Garage and Farm Close



DESIGN & ACCESS STATEMENT FOR RETROSPECTIVE PLANNING CONSENT

Fig 3. BP1 - Block Plan



SCALE

The host property is a reasonably sized modern design 2 storey house situated outside the conservation area, and as such the buildings subject to this planning application are considered to be suitable in scale, form and materials such that they would not have a detrimental effect on the overall property or the wider area.

The garden rooms are located towards the rear of the back garden, which is approximately 350 m² (29m x 12m). Both structures together including the covered decking and attached shed of garden room SH1, have a combined area of approximately 45 m². In relation to the overall rear garden size, the scale and mass of the garden rooms is considered appropriate.

The building of an integrated shed / garden room, whilst increasing its scale as a single unit, is considered to reduce the overall area, as otherwise two separate buildings would need to be constructed with no space saving benefits.

Even when taking into account the footprint of the current garage, outbuildings on the property will account for no more than 18% of the total area of the rear garden, and considerably less when considered across the total plot.

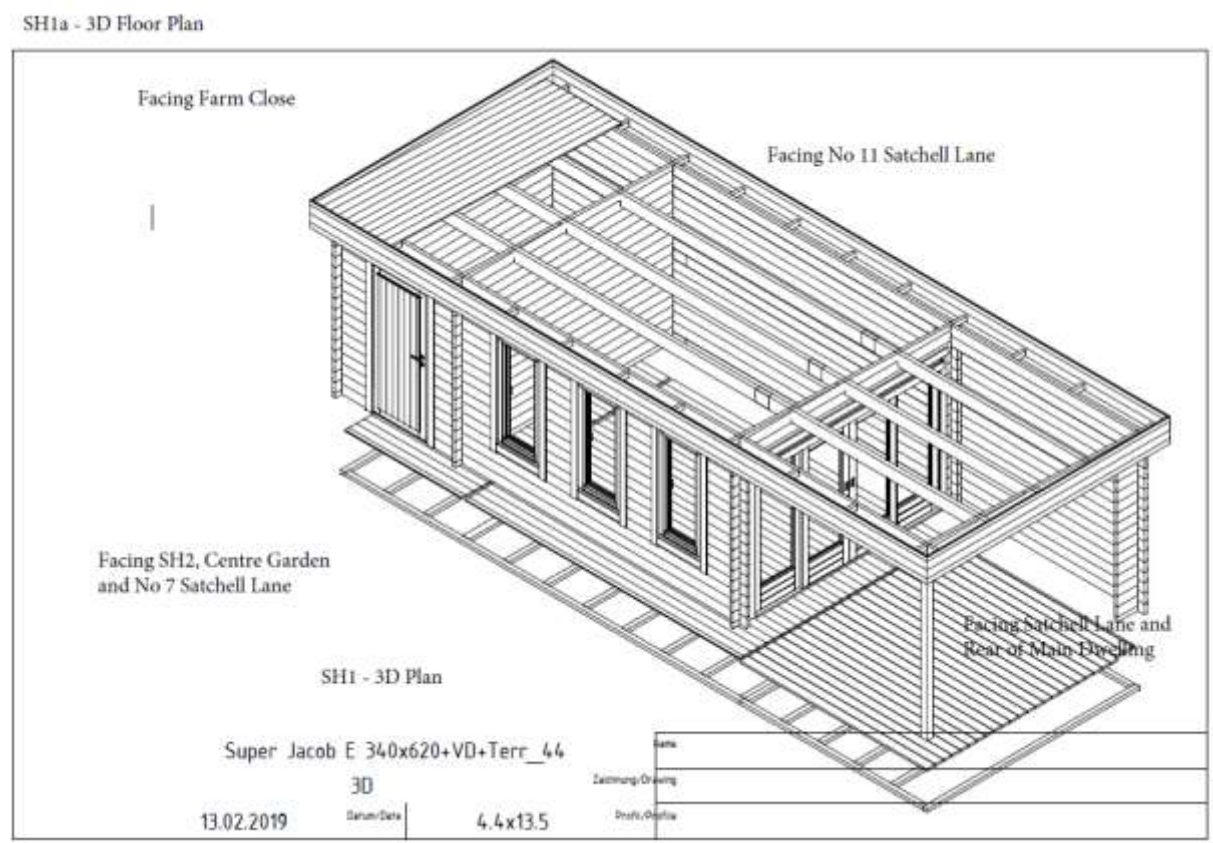
As illustrated in the Block Plan (Ref BP1), the buildings are located between 1.6 and 1.1 meters

DESIGN & ACCESS STATEMENT FOR RETROSPECTIVE PLANNING CONSENT

inside the rear northern and southern boundaries of the property respectively. Newly erected fencing, plus original and newly planted trees and shrubs are or will be high enough to minimise the impact that the buildings might have on any neighbour's view or privacy.

Garden Room 1 (Ref SH1 on Block Plan (BP1))

Fig 4. SH1a – 3D Floor Plan



Official specifications show that the multi-use garden room (SH1) is 9.2 meters long x 3.6 meters wide and 2.43 meters high, plus the Parapet. (See elevation plans SH1a-e). Its length runs parallel to the boundary at the bottom of the rear garden of No 11 Satchell Lane, which also has a garden room in a similar location.

SH1 as a single unit comprises the garden room (12.8 m²) sandwiched between an attached shed (5.46 m²) to the west and a covered decking area (8.58 m²) to the east, all utilizing the same roof and shared partition walls.

There is no internal access between the garden room and the integrated shed (which has its own external door). The decking area to the east, has an enclosed wall on the side adjoining No 11 Satchell Lane, which, with the height of the shrubs and trees running back from the decking towards the main dwelling, along with the new raised fencing on both boundaries, all but removes any obvious privacy issues for our neighbours at No 11 (fig 5) and No 7 (fig 6)

DESIGN & ACCESS STATEMENT FOR RETROSPECTIVE PLANNING CONSENT

Fig 5 - View NE from SH1 decking to No 11 Fig 6 - View SE from SH1 decking to No 7

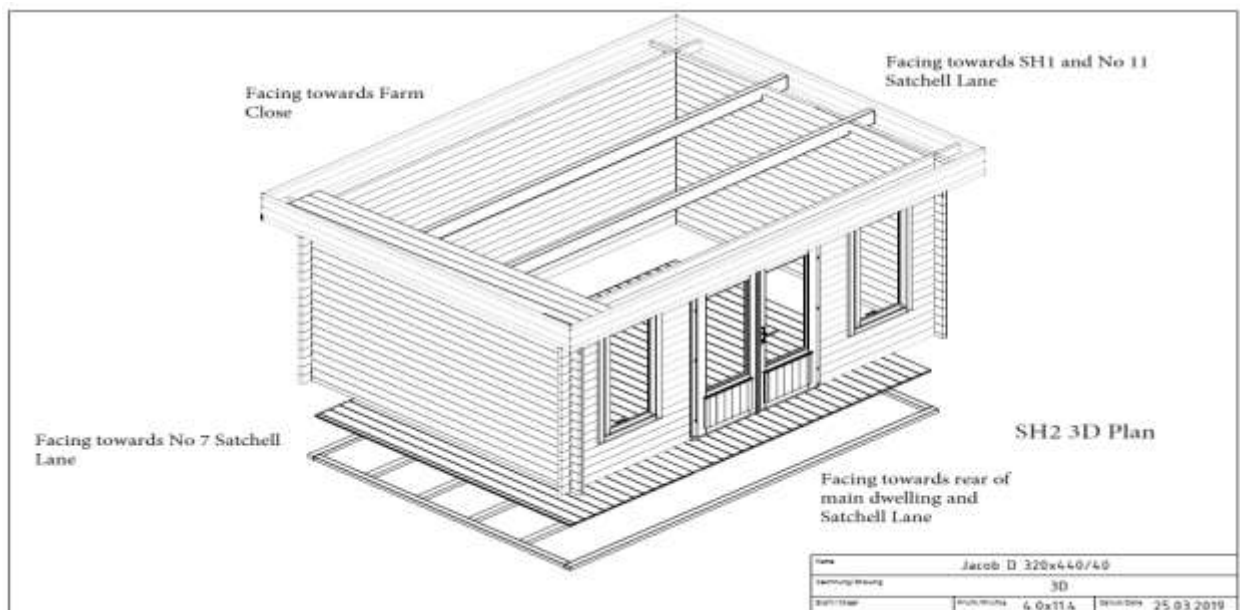


SH1 has fully glazed sliding doors facing east onto the decking area and towards the main dwelling, whilst 3 windows face south towards the centre of the garden and No 7 Satchell Lane. There are no windows in the walls adjoining our neighbours at No 11 nor overlooking Farm Close to the rear.

The boundary line between no's 11 and 9 Satchell Lane is on a slight angle to the main dwellings due to the bend in the road at the eastern end of the properties. To enable some symmetry between the buildings, the distance from garden room SH1 to the official boundary with No 11, ranges between approximately 1.5 and 1.6 metres.

Garden Room 2 (Ref SH2 on Block Plan (BP1))

Fig 7. SH2a – 3D Floor Plan



DESIGN & ACCESS STATEMENT FOR RETROSPECTIVE PLANNING CONSENT

Official specifications show garden room (Ref SH2 on Block Plan BP1) to be a single space room, 3.2 meters long x 4.4 meters wide and 2.39 meters high, plus the Parapet. (See elevation plans SH2a-e). It has an overall area of 12 m². Its length runs parallel to the boundary towards the rear of No 7 Satchell Lane. The distance between its closest wall and the official boundary with No 7 is approximately 1.1 metres.

Centrally situated partly glazed doors and a window on either side, face east towards the rear of the main dwelling. There are no windows in any other walls.

BOUNDARY

Boundary measurements have been taken as best as possible from the original property boundaries. During the pre-construction ground works, new raised fences were constructed inside the original boundaries which parallel Nos 7 and 11 Satchell Lane, as the existing low fences were in a state of poor repair. The new fences were painted in a similar slate grey colour to compliment those of the main dwelling and that planned for the garden rooms.

GROUNDWORKS

The back garden of the property slopes down from the rear (at Farm Close) towards the main dwelling. Prior to construction of the garden rooms and the remodeling of the main dwelling, the garden was excavated to reduce the slope and terrace the ground. This included the leveling of an approximate 40 cm high raised plateau (Fig 8) adjoining the boundary to No 11, this area being that on which the garden room SH1 predominantly now sits (Fig 9). The reduction in the original ground height prior to construction of garden room ref SH1, can be clearly seen in Figs 8 and 9 below

Fig 8. Raised Plateau Before Levelling



Fig 9. Reduced Ground Height After Levelling



DESIGN & ACCESS STATEMENT FOR RETROSPECTIVE PLANNING CONSENT

Once this plateau had been levelled, a further 15 cm was scraped from the original ground height to enable wooden foundation frames to be seated on concrete slabs to support the structures (Fig 9). Wooden frames were favoured to a concrete base, as although this creates additional height which needed to be accounted for, it is considered more environmentally friendly and allowed for the insertion of insulation (150mm Celotex) within the frame itself to enable heat conservation. (Fig 10)

Fig 10. Wooden Foundation Frame – SH1



Fig 11. Proposed Final Ground Level



The hard standing at the rear of the property is old, undulating and in need of repair and levelling. A median height from a point on the hard standing was therefore taken as the base level for returning the ground to its original height during the landscaping process (Fig 11). Calculations were taken to best ensure that the two buildings were symmetrical both to each other and the main dwelling. It was also planned that once the original ground levels had been restored, the highest point on the slope (from which control measurements are taken), would not go beyond the building height restrictions allowed under permitted development.

This landscaping processes has not yet been completed, so the current visible height to the ground includes that of the wooden foundation frame as well as the buildings themselves. The foundations will be fully covered at the highest point of the slope (western end) once the finished ground level is restored.

The ground whilst having undergone considerable levelling, still slopes towards the main house. Recent calculations indicate that when using the median hard standing level of the car park as the basis for the finished ground height, the garden rooms at this point would each be 254 cm. (Fig 12). These are slightly higher than originally planned, due mainly to necessary adjustments made during the building levelling process. Should it be necessary, it is considered feasible to adjust or remove the parapets on each building. Whilst this will negatively impact the aesthetics, it should enable the height of both garden rooms to be reduced to 250 cm when measured at

DESIGN & ACCESS STATEMENT FOR RETROSPECTIVE PLANNING CONSENT

the highest point of the slope.

Garden room SH1 would be 265 cm at the (eastern) decking end, as the ground slopes downwards towards the house. Using the proposed finished ground measurements, which would follow the contour of the remaining slope, the decking area at its end point would be approximately 15 cm above the finished ground level. As the frame was constructed to support each section of the building independently, it is considered feasible that this could be adjusted to enable the centre portion of the decking to be lowered in height, without destabilising the overall structure.

Fig 12 – Anticipated Heights at final Ground Level



Fig 13 – SH1 Decking Area – Current Height



CONTEXT

There are outbuildings of various shapes, sizes and designs in neighbouring gardens in the vicinity of the property, and these garden rooms would not be out of keeping (in style or scale) with these existing structures.

The garden rooms cannot be seen from the front of the property to the east and all dwellings to the west (Farm Close) are first floor flats the majority with and whose outlook is not impaired by the siting of these buildings. All 4 Satchell Lane properties (Nos 3,5,7 and 9) that back onto Farm Close have various outbuildings screening the rear gardens. (See fig 3)

ACCESS

There are no Highway considerations relevant to this proposal.

This application is in a sustainable location as it is sited within the owner's property. Access to the garden rooms will be predominantly through the rear door of the main dwelling. The proposal will not lead to any increase in traffic therefore it is considered to be a sustainable use of the site.

CONSULTATION

As this is a retrospective application which was only recently requested by Eastleigh Planning Department, the immediate neighbours have not been consulted and there would appear little

DESIGN & ACCESS STATEMENT FOR RETROSPECTIVE PLANNING CONSENT

point in now doing so. However, our neighbours at both 7 and 11 Satchell Lane, were aware of the proposed construction both prior to and during the building process. The only concern raised by the neighbours at No 11 was that the larger garden room (SH1) would not be used for holiday letting or equivalent purposes and assurances were given to this effect.

The construction phase in late 2020 and early 2021 would have been obvious to anyone potentially affected. However, no complaints either written or verbal were received by the property owners either before or during the construction phase nor at any point within the ensuing two years since the main work was completed. We can only assume also that no complaint was received by the planning office until recently, otherwise these issues would have been brought to our attention and resolved long before now.

CONCLUSION

The enclosed retrospective application for the erection of two garden rooms, seeks to demonstrate that they have been designed and constructed in a manner that is sympathetic and in keeping with the main dwelling and not detrimental to the surrounding area. The buildings were initially erected in good faith under what we believed to be permitted development. The siting of the buildings was chosen, and additional fencing constructed such as to preserve the privacy of our neighbours and enjoyment of their properties. I hoped that we had achieved this, especially as up until now, no complaints written or verbal had been received during a 2-year period since construction, when there would have been ample opportunity to do so. Whilst it would not be possible to make major structural adjustments, if considered necessary and feasible, minor ones as alluded to in this statement, could be undertaken at the planner's discretion, if this would assist a positive outcome to the application.