

Design and Access Statement

Householder Application

Demolition of Existing Garden Shed and Erection of New Outbuilding

45 Moorgreen Road, Southampton, SO30 3EB

Existing photos of garden shed:



1. Introduction

This Design and Access Statement supports a householder planning application for the demolition of an existing timber garden shed and the erection of a new outbuilding within the rear garden of **45 Moorgreen Road, Southampton**.

The statement has been prepared in accordance with the requirements of the Planning and Compulsory Purchase Act and is proportionate to the scale and nature of the proposed development.

2. The Site and Surroundings

The site comprises a single residential dwelling with a private rear garden. The existing timber shed is located toward the rear of the garden and will be removed as part of the proposal.

The surrounding area is residential in character, consisting predominantly of detached and semi-detached dwellings within established plots. The proposal is entirely within the residential curtilage and does not affect the public highway.

3. The Proposal

Planning permission is sought for:

- Demolition of the existing timber garden shed
- Construction of a new single-storey outbuilding
- Provision of associated hard landscaping

The proposed outbuilding will measure approximately **10,000mm x 5,750mm** and will be used as an **ancillary, non-habitable structure** incidental to the main dwelling.

Internally, the outbuilding will be largely open plan and will accommodate:

- A snug / seating area
- Exercise equipment
- A kitchenette

A separate enclosed **shower room** will be provided. The outbuilding will not function as a separate dwelling and will not be used for overnight accommodation.

4. Design and Appearance

Layout, Form and Roof Design

The outbuilding has been designed as a simple, functional structure appropriate to its garden setting and clearly subordinate to the host dwelling.

The building incorporates a **dual-pitched roof with a span of approximately 5 metres**. At the front elevation, the roof projects beyond the entrance to create a **covered overhang**, providing a sheltered and dry access point into the building.

Materials and Openings:

The materials have been selected to create a contemporary yet restrained appearance that sits comfortably within the residential garden.

- **Walls:** Black or dark grey external cladding
- **Roof:** Grey or black corrugated metal or steel standing seam roofing
- **Windows and Doors:**
 - Bifolding doors and a small window to the front elevation
 - Dark UPVC or aluminium frames
 - A small side window serving the shower room
 - 2 no. roof lights

The limited number of openings helps maintain privacy and reduces visual impact.

5. Hard Landscaping

Hard landscaping is proposed directly to the front of the outbuilding to improve access and usability. This will comprise a paved or similar hardstanding area measuring approximately **2 metres in depth and 10 metres in width**.

The hard landscaping provides a practical external area adjacent to the bifolding doors and a clear approach to the covered entrance.

6. Impact on Residential Amenity

The proposed outbuilding is modest in nature, single storey, and located within the rear garden of the property. Given its scale, positioning, and ancillary use, the development will not result in unacceptable impacts on neighbouring properties in terms of:

- Loss of privacy
- Overlooking
- Overshadowing

The proposal is typical of domestic garden development and is compatible with its surroundings.

7. Access

Access to the Site

Access to the site remains unchanged and will continue to be taken from Moorgreen Road via the existing residential access serving the dwelling. No alterations to parking or highway arrangements are proposed.

Access Within the Site

The outbuilding will be accessed via the rear garden. The proposed hard landscaping and the roof overhang at the entrance provide a clear, level and weather-protected access.

Given the domestic and ancillary nature of the building, the access arrangements are considered appropriate and proportionate.

8. Planning Policy Context

National Planning Policy Framework (NPPF)

The proposal accords with the National Planning Policy Framework, particularly:

- **Section 12 – Achieving Well-Designed Places**, which promotes development that is functional, visually attractive, and appropriate to its context.

The proposal represents a sustainable and efficient use of residential land and supports good design principles.

Southampton Local Plan

The proposal aligns with the objectives of **Southampton City Council's Local Plan**, which seek to ensure that development:

- Is of a high standard of design
- Is appropriate in scale and appearance to its setting
- Protects the amenity of existing residents

As an ancillary outbuilding within an existing residential curtilage, the proposal complies with the expectations for householder development.

9. Conclusion

The proposed demolition of the existing garden shed and erection of a new outbuilding at **45 Moorgreen Road** is a modest and well-designed form of development.

The proposal provides functional ancillary accommodation, incorporates appropriate hard landscaping, and respects the character of the surrounding residential area. It complies with both local and national planning policy and is considered acceptable in planning terms.