

**DESIGN AND ACCESS STATEMENT
FOR THE ERECTION OF A SUMMER HOUSE
TO THE REAR OF
3 MALHAM CLOSE, SHAFTON**

AMOUNT OF DEVELOPMENT

The proposal is for the erection of a single storey, low rise out-building to be used as a 'Summer House'

LAYOUT

The layout is of a typical residential out building with blank gables adjacent the existing boundaries and windows to the elevations facing onto the existing house and garden

SCALE

The summer house is at a scale in keeping with several existing out-buildings within this established residential settlement

LANDSCAPING

The existing garden area is established and hard landscaping will be in keeping with the garden setting of this proposal

APPEARANCE

The summer house has been designed to have a style and appearance in keeping with the surrounding development.

CONTEXT ASSESMENT

The surrounding area is residential development and as such these proposals reflect the local context

COMMUNITY INVOLVEMENT

At this stage no community involvement is envisaged for this minor application

SITE EVALUATION

The site is constrained by the surrounding dwellings and the new proposals fit within the existing site usage

DEVELOPMENT DESIGN

Following the on site analysis, context evaluation and assessment the proposed dwellings are a suitable and appropriate design solution for these proposals

ACCESS

There is an existing access from the local highway network to the proposed dwelling via the existing driveway and the access to the summer house will comply with Approved Document M of the current Building Regulations