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**TEMPLATE:
DESIGN AND ACCESS STATEMENT FOR PLANNING APPLICATIONS
(no listed building consent required)**

Name and address of proposed development site –

Carn lthen
Trench Lane
St Mary's
Isles of Scilly
TR21 0PA

Proposed Development –

Please provide a brief description of the proposed development

In the rear garden of the property, we are proposing to replace the old and substandard garden shed with a garden log cabin.

Assessment of the surroundings of the proposed development –

In what sort of area will the proposed development be located ? Consider its character and landscape as well as its social and economic characteristics.

The area is in the back garden of the property, can not be seen from the roadside or within the property of Carn lthen due to fencing in place. The build is in character within the local demands. This proposed development does not impact anyone else other than giving us an additional, useable outside space.

Consultation -

How have you involved or consulted the local community, special interest groups, professionals etc about your development proposals ? If so, please give details.

N/A – The proposed development, falls under and meets all of the criteria of Class E of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Evaluation –

How has your evaluation of the surrounding area and any consultation affected your final scheme ?

As the proposed development is replacing an old not fit for purpose shed, the impact a new garden room is minimal.

DESIGN COMPONENTS

Proposed Use(s) -

How does your proposed use(s) fit in with the surrounding area ?

How does your proposed development fit in with the relevant planning policies ?

The structure of the Garden Log cabin is made of wood – please see specifications sheet for full guidance.

The proposed development falls under and meets all of the criteria of Class E of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Amount and density of development –

e.g. number of residential units; floorspace; volume.

Why is that an appropriate level of development ?

Does it fit in with the surrounding area ?

This proposed development is going to be erected where the old garden shed is. The proposed garden log cabin does not take up the whole of the space and fits in within the surrounding area, due to the build design and the materials it uses.

Layout -

How did you arrive at the layout (the way in which buildings, roads, paths, landscaping etc are located on the site) shown in the submitted drawings ?

Pre-set layout as described in the specification document supplied from the manufacturer.

Scale –

How does the scale (height; width and length) of the proposed development fit in with the surrounding area ?

The scale of the proposed garden log cabin is well within size of the plot of land in the back garden which has historically always housed a garden shed. This proposed garden log cabin will not take over the space.

Landscaping –

Give a brief description of and the reasoning for the landscaping (both planting and hard landscaping, e.g. walls; paths etc.) that you intend to undertake ? (We may require a detailed landscape assessment or landscape scheme to be submitted with your planning application – further information on development control and landscape issues.)

Appearance –

Explain and justify the external appearance of the development and the choice of materials/finishes.

We have chosen the proposed garden logcabin based on the sizing but also the look and material of the building. This is in keeping within the local vicinity. We had no scope of altering the look or materials used within the proposed garden logcabin, however they are in keeping and are materials that are used for the vast majority of garden rooms.

ACCESS COMPONENTS**Technical advice -**

Have you taken any technical advice on access issues ? –If so, please give details.

N/A – No access issues, is in situ within the back garden of Carn lthen.

Relevant Policies -

How have the relevant policies influenced your proposals ?

N/A

Degree of access

Will all users (including the young; old; disabled etc) be able to access the proposed development site easily and safely ? You do not need to include details of access within the buildings, only access to the development. (We may also require a more detailed transport assessment and/or green travel plan)

Due to the nature of the proposed garden log cabin, the access remains as it always has been for the persons who own Carn Ithen, Trench Lane. The proposed plot is housed in the back garden with access from the Sun room into the back garden.

Future access requirements

Have you designed the proposed development flexibly enough to allow future alterations if access requirements change ? If so, please give details.

N/A

Emergency access

Is there sufficient access for the emergency services ?.

N/A – This is a proposed garden log cabin – emergency services still have full access down Trench Lane and to Carn Ithen.

Please feel free to add any further design and access information that you feel may be relevant to your application.