

Design and Access Statement

Site Address : Bali Hai, Harbour View, Whitehaven, CA28 9AD

Site Context

The application site comprises the rear garden of a private residential dwelling. The property is located within an established residential area characterised by a mix of detached and semi-detached houses with generous rear gardens. The proposed developments are modest in scale, incidental to the enjoyment of the main dwelling, and are designed to comply fully with Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Design Rationale

The proposed works have been carefully designed to meet the applicant's needs for privacy, wellbeing, and functional use of garden space, while respecting the amenity of neighbouring properties and the character of the surrounding area. The proposal comprises four elements:

1. Detached Garden Office Pod

A single-storey garden office pod will be installed at the rear of the property to provide a dedicated private workspace and rest area away from the main house. It will measure approx. 9m x 2.8m x 2.5m, positioned 0.15m from the rear boundary, with no kitchen, bathroom, or sleeping facilities.

The pod will be constructed using a high-performance SIP kit.

External finishes:

- 1 set of grey-on-white bifold doors
- 2 grey-on-white windows
- Cedar Cladding
- Sedum (green) roof with an EPDM rubber base layer

The pod will sit on a reinforced concrete pad or suitable timber alternative.

No changes to access or drainage are proposed.

2. Cedar Privacy Fence

An 8m long, 1.7m high cedar timber privacy fence will be installed to mitigate overlooking from a neighbouring kitchen window directly into the applicant's bedroom. The fence will run from the rear of the existing garage to the proposed garden office pod and will sit on raised decking approximately 0.8m above natural ground level, resulting in a total height of approximately 2.5m from ground level. The fence is designed to improve residential amenity and enhance the sense of privacy within the garden. The fence and rear of the Office Pod are designed to blend seamlessly together to give a pleased aesthetic to the neighbouring property. The existing partition currently comprises of a damaged brick wall with 0 means of privacy for either party.

3. Ice Bath Hut

A small, pergola style detached hut will be installed to house an ice bath for personal health and wellbeing. The structure will be clad in natural stone and cedar timber with a mono-pitched sedum (green) roof, enhancing its visual integration with the garden environment. The hut will measure approximately 2.4m by 2.2m internally and will stand 2.5m high at the front, sloping to 2.3m at the rear. The ice bath will be manually filled and maintained, with no requirement for plumbing, electricity or drainage connections. . Where possible, reclaimed stone from the removal of a portion of the front boundary wall will be reused in the construction of the ice bath hut and associated garden works, supporting a sustainable approach and visual consistency with the existing property.

4. Rear Garden

The very rear of the garden is unused and very hard to access, we are proposing to create a permanent boundary wall to align with the owned land and the neighbours garden, creating a more functional, level outdoor space for the placement of the garden office pod and additional garden. The new boundary wall will measure approximately 9m long and run level with the existing garden, as the land dips beyond the current boundary.

The boundary wall will consist of -

- Foundations: The retaining wall will be supported by a 450mm x 600mm strip footing constructed with a C25 / C30 concrete mix and reinforced mesh for structural integrity.
- Walls: The outer retaining walls will be built using 9-inch hollow concrete blocks, reinforced with T12 rebar at 600mm centres, and infilled with C25 concrete.
- Finish: The face of the wall will be rendered in an off-white K-Rend finish to match the exterior of the main dwelling, ensuring a consistent and high-quality appearance.
- Backfill and Terrace Construction: The retaining wall will be backfilled with loose aggregate and a Type 1 sub-base. Part of the extended area will be finished with a 200mm reinforced concrete slab to support the remaining 3 metres of the garden office pod. The remainder of the area will be surfaced with loose gravel and soft landscaping for planting, creating a pleasant garden environment that blends with the existing rear garden.

Stone salvaged from the removal of part of the front boundary wall will be reused where possible within the retaining walls, reinforcing a sustainable and consistent material approach.

The garden extension will not affect neighbouring boundaries or drainage and will remain within permitted development limits.

Access

No changes are proposed to existing vehicle or pedestrian access arrangements under this application, except for a separate planning application already submitted for a new driveway entrance in the front right boundary wall. A section of the existing front boundary wall will also be carefully dismantled to facilitate construction access, and any stone recovered will be reused within the rear garden works wherever possible. These works will not affect public or shared access routes.

Compliance with Permitted Development

All structures have been designed to comply fully with Class E permitted development rights:

- All buildings and structures will remain within the maximum height limits, including the restriction of 2.5m where within 2m of a boundary.
- The total area covered by outbuildings will remain well within 50% of the curtilage of the dwellinghouse.
- No buildings will be used for primary residential accommodation or business use.
- No changes to drainage or external boundaries, other than the minor alteration to the front wall for stone salvage, are proposed.

Impact on Neighbours and Character

The proposal has been designed to ensure that there will be no significant impact on neighbouring properties in terms of overshadowing, overlooking, or loss of light. The cedar fence will enhance privacy without creating an overbearing presence. The use of natural and reclaimed materials — including cedar timber, natural stone, and a sedum roof — will help integrate the structures with the existing garden setting and maintain a high-quality appearance in keeping with the character of the property and wider area.

Summary

The proposed developments represent a modest and well-considered enhancement to the property, providing functional garden structures and improved privacy while remaining within the scope of permitted development rights. The reuse of stone demonstrates a commitment to sustainability and visual continuity. The works have been designed to respect neighbouring properties and will have no adverse impact on local character or amenity.