

There is no additional landscaping to be carried out as this application is for a change of use for the existing outbuilding planning application number 2017/1032. There will be no additional works done either inside or outside of the outbuilding.

In relation to the site, it is in a residential area predominantly bungalows and the outbuilding is built to the rear of the property as demonstrated in the attached sketch drawing that should be looked at in conjunction with this statement.

Access to the outbuilding is from Newark Close where a dropped kerb is in place, then via a large entrance in the front wall that is covered by tarmac and has the capacity to park 3 vehicles.

To the left of the bungalow is a 6ft gate that leads to the outbuilding. This path is covered by concrete flags as is the majority of the rear. There is no gradient to this path and it is bordered by a 6ft wood fencing for the whole length of the site.

Only a small section of the outbuilding roof is visible from the road, Newark Close with the view over the front gate.

There is another 6ft gate at the end of the bungalow before the outbuilding which was done to a very high specification to match the existing environment.

Windows and the door in the outbuilding are double glazed and the windows face Northeast onto the concrete flags. There are 2 areas of Astro turfing.

The wooden fencing around the property on all sides is further covered by rolls of bamboo fencing that assist as an additional noise barrier due to their acknowledged acoustic properties. This also adds a more aesthetic look and can be seen in the photo showing the Northeast elevation.