

The outbuilding has been in situ since it was built in 2018.

The specification was done to a very high standard at the insistence of both the owner and architect.

In terms of the demographics, it was placed to the rear of the plot towards the Southwest corner and only part of the building is visible from the road, this being a section of the roof.

All materials used on the building were sympathetic with the existing neighbourhood.

The visual appearance which is already completed forms a good impression and was totally carried out to the architects' drawings.

The outbuilding is screened to the rear by a standard 6ft high wooden fencing. This has been enhanced with bamboo fencing that provides a much more empathetic view.

The foundations of the outbuilding are slightly lower than those of neighbouring buildings so that in terms of scale, height and length it is very sympathetic with local surroundings.

In terms of accessibility this is good and the building is in Newark Close that is a cul-de-sac.

There is a dropped kerb from the road with adequate parking for 3 vehicles on the tarmac drive to the front of the bungalow.

Footfall will only be minor as clients come on a one-to-one basis at intervals of 85 minutes.

However, the preference is for clients to either walk or cycle to sessions and these will be stored at the rear of the bungalow.

Access is gained by following the footpath to the left-hand side of the bungalow that goes direct to the outbuilding via 2 6ft gates that also act as a screening mechanism.