

301 Barnsley road: Application for garden room

PP-11697560

Householder Planning Permission

Summary of works:

Removal of existing garden shed, and build new garden room in rear garden of property

Existing site:

Please see attached photographs showing the existing site and garden shed from the NE and SE elevations.

Currently the site of the proposed garden room is scrubland and an area previously used for compost, and the existing garden shed.

The existing timber garden shed that stands on the site has rot in the floor and some of the roof timber additionally the roof is leaking.

To the NW aspect of the site is a tall hedgerow along the boundary of the property. To the SW aspect of the site is the wall of neighbors garage, with pitched roof.

Use:

The garden room will be a multifunction room including for exercise, reading, and enjoyment of the garden.

Scale:

The floorspace of the proposed garden room will be approximately 25m². Although this size of building falls under permitted development, this application is being made to allow greater ceiling height than proposed development to allow its use as an exercise space, and a more spacious feel.

The flat roof, and the location for the garden room have been chosen so that the building does not impact negatively on neighboring properties. The height is lower than the neighboring garage to the SW aspect, and the high hedgerow hides the building from neighboring garden on the NE aspect.

Appearance:

Walls to be composed to timber cladding weather shield, glazed doors to SE elevation. Glazed windows to NE elevation.

Layout / Access:

The proposed garden room has been positioned spaced away from the boundary hedgerow to the NE aspect so not to impact on the hedgerow, and allow access for trimming as appropriate.

The proposed garden room has been positioned spaced away from the neighbors garage on the SE aspect to allow access for maintenance, this improves on the current situation where the existing garden shed abuts the garage.

Landscaping and sustainability:

No trees will be removed for the proposed garden room, which will sit on the sit of scrubland, and site of previous shed.

Heritage assets:

No heritage assets affected by proposed garden room.