

116 Manchester Road

The single storey wooden outbuilding in the proposed location to the rear/side of the property is intended to be used as a games room.

The games room would contain a snooker table (7x13ft/2.1336x3.9624m) and would need a surrounding clearance of 6ft (1.8288m) in order to utilise and play on the table. The predominant use of the room will be to play snooker, which means that the interior dimensions of the outbuilding need to be 19x25ft (5.7912x7.62m) in order for the table to be playable.

The proposed location was selected to make the outbuilding as unobtrusive as possible. A portion of the outbuilding would be obscured by a boundary wall that is higher than the permitted height to the eaves of the outbuilding at its northern exposure (2m). The location was selected to provide the least amount of inconvenience or disruption to the neighbouring properties.

Two other locations for the outbuilding were considered, the first being the far right corner of the garden. This location would not require planning permission but would be more obtrusive to the neighbours. This is because it would overshadow the garden to the right of the property to a greater degree and impede the view from the garden to the left. It would also be visible to more houses on Mill Lane and visible in its entirety from the public footpath that leads to Durrans industrial unit.

The second location, in the far left corner of the garden, was also deemed as a further inconvenience to neighbouring properties as it would be situated under overhanging branches from the tree in the neighbouring property and would necessitate the tree being trimmed or removed, which we did not want. It would also impede the view from this property as well as being visible to further properties on Manchester Road, possibly affecting further residents.