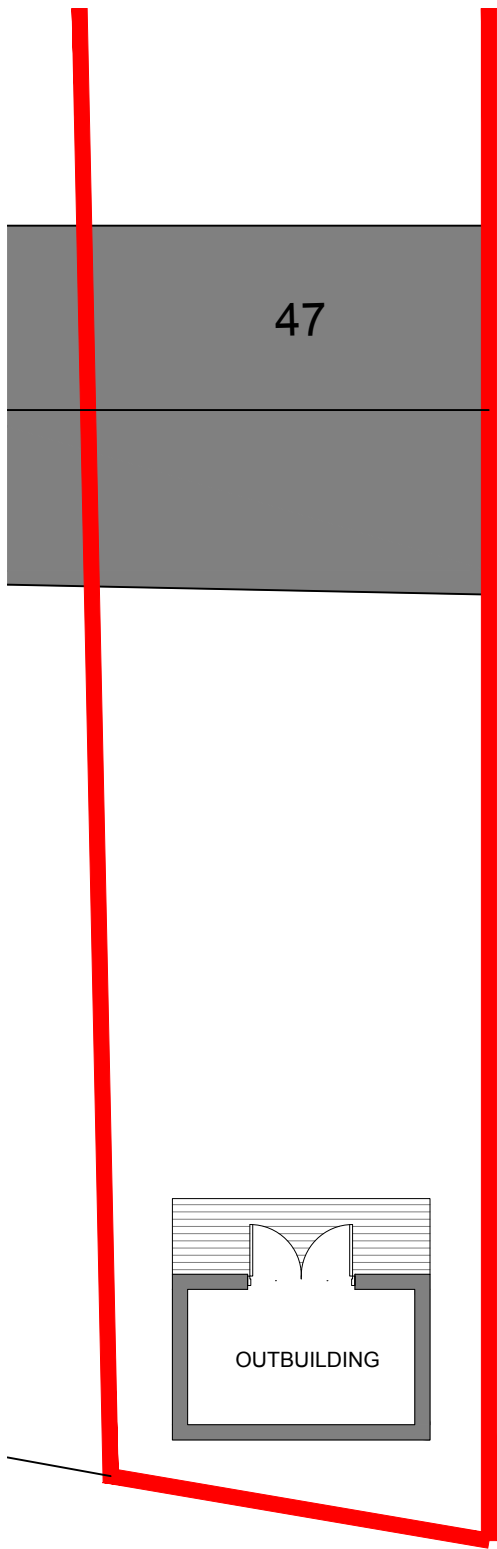
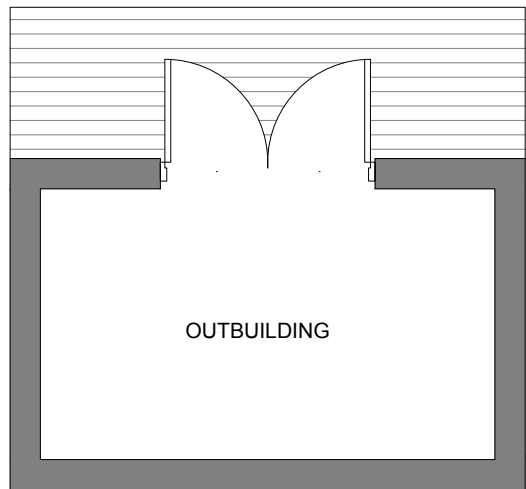
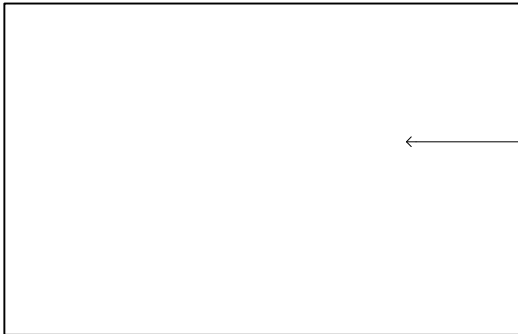




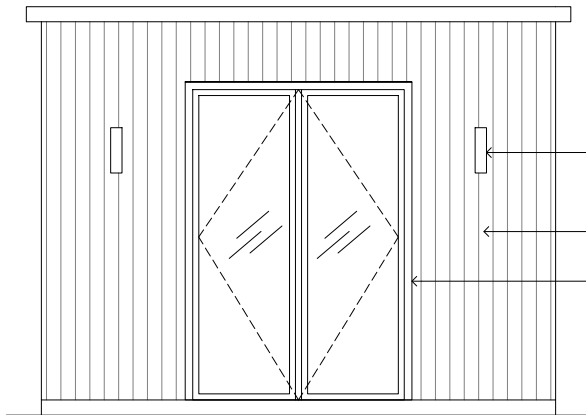
Proposed site plan 1:100 @ A3



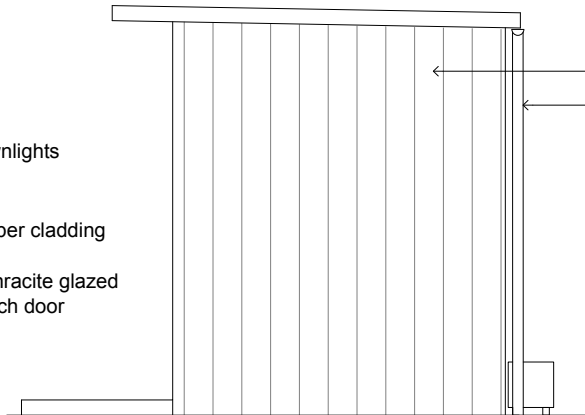
Proposed floor plan 1:50 @ A3



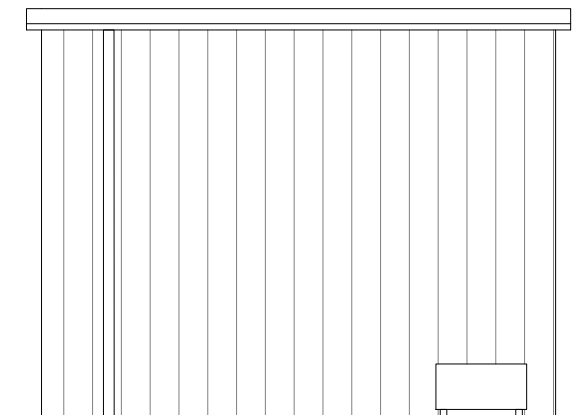
Proposed roof plan 1:50 @ A3



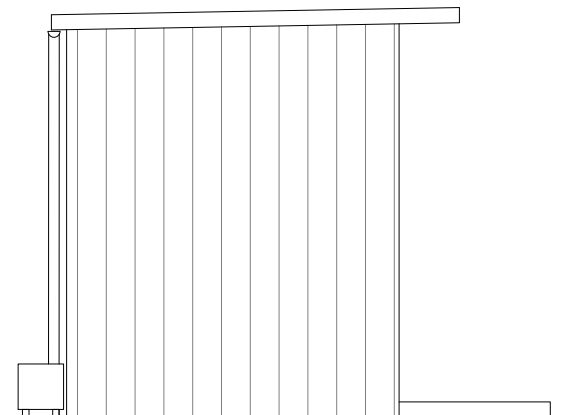
Proposed front elevation 1:50 @ A3



Proposed rear elevation 1:50 @ A3



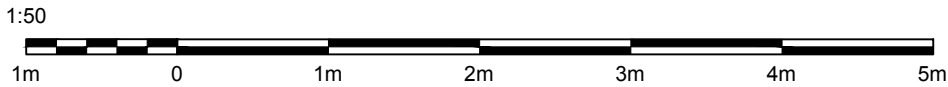
Proposed side elevation 1:50 @ A3



Proposed side elevation 1:50 @ A3



Site picture: view towards the back of the garden



PLANNING STATEMENT

The proposed outbuilding is to be located within the rear garden of the property on the newly built Ockley Park housing estate by Taylor Wimpey. The developer has granted permission for the construction of the garden room, and a letter of approval is available upon request.

The garden room is intended for both personal domestic use and occasional business use to provide beauty treatments. The proposed commercial use will be limited to a maximum of two hours per day. The business activity involves only minimal beauty and wellness equipment, such as towels, a facial steamer, and beauty products. The use is quiet in nature and will generate no external noise.

The proposal also includes the installation of a low-noise domestic air conditioning unit, which will be positioned on the rear elevation of the outbuilding, facing away from neighbouring properties. The unit is intended solely to provide heating and cooling for the garden room and will operate at low noise levels typical of modern domestic systems.

Rainwater will be drained into either a water butt or a planted flower bed, allowing it to soak into the ground naturally and reducing surface water runoff to the public drainage system.

The business will not require any additional staff and will serve no more than one client per day. The proposed use will not alter existing pedestrian or vehicular access, and there will be no change to current parking arrangements.

Due to its modest scale, the outbuilding will not result in overlooking, loss of privacy, loss of daylight, or any other adverse impact on neighbouring properties.

Existing boundary treatments, including approximately 1.8 m high timber fencing, provide effective screening and further mitigate any potential overlooking.

The proposed materials comprise timber and low-maintenance metal cladding in neutral tones, selected to blend harmoniously with the surrounding garden landscaping and existing boundary treatments.

Owing to its modest scale, sensitive positioning, and carefully considered material palette, the proposed outbuilding represents a low-impact addition that will preserve the character of the area and will not have any adverse effect on neighbouring properties.

 MY HOME PROJECT CAREFUL ROOMS, EXTENSIONS & MORE	
PROJECT TITLE: 47 Grace Avenue	
DRAWING TITLE: Proposed Drawings	
DRAWING No: PL-002	REVISION: -
DATE: 22.07.2026	STATUS: Planning
JOB No: 2619	SCALE: 1:100 & 1:50 @ A3
DRAWN: GA	CHECKED: SA
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