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Application for Certificate of Lawfulness:

This application is to build a studio in the rear garden.

The materials (timber) shown will match the first floor of the proposed new house as approved (planning ref), including the new door and window to blend with the remainder of the studio. The walls will be lightweight timber structure with Millboard cladding to match the approved house. The new floor and roof will both be insulated, also above the minimum standards for England. Window and door will be double glazed with thermally broken frames.

The proposal is modest in scale at 2.5m in height and an area of 30m². It is kept away from existing boundaries but lies on the proposed boundary which will remain in the applicants ownership.

The applicant is happy to discuss materials should any changes be required by the planning authority as works are not scheduled to start prior to the issue of a certificate. Please contact the agent to discuss if required and also to arrange a site visit if needed.

Michael Betts
SM12 ARCHITECTS