

**Application for Construction of Single-Story Garden Studio at Rear of Garden**  
**– 142 Braidwood Road**

The purpose of the garden studio would be twofold a) a work from home office and b) a workout space. There will be no sleeping or toilet facilities, but it will be connected to mains electricity to allow for wi-fi and computers etc.

Usually, the construction of this studio would be allowed under permitted development of 250cm. However, there is already a raised patio on the proposed site, which is 23cm in height from the neighbour's ground level. Permitted development has been considered but, in order to remain under the height for permitted development, the existing raised area would need to be excavated and removed through the house or the studio would be of a height where standing would be impacted.

The proposed work will follow a no dig method so there should be minimal disruption to neighbours in the vicinity. Furthermore, no trees will be harmed or need to be removed in order to complete the construction.

The garden is long (close to 100 foot) and the proposed development is at the end of the garden, a long distance from the existing property but also a long distance from adjacent and opposite properties. No views will be obstructed, no light will be blocked, and no neighbours will be overlooked.

The proposed materials are of simple form and relate well to the design of the existing house and garden.