

9 The Leys  
Little Gransden  
SG19 3DZ

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18th December 2020

Dear South Cambridgeshire District Council,

We are writing to submit a planning application for a garden study/store at 9 The Leys, Little Gransden, SG19 3DZ. We plan to demolish an existing annexe building comprising double garage and storage space, and replace this with a smaller building comprising garden study, storage and toilet. The main motivation for this project is to provide space for working from home and to improve the aesthetic of our property. The building we are hoping to replace is in a state of disrepair. We instructed Andrew Firebrace Partnership Engineering Firm to assess whether to renovate or replace this part of our property and they concluded that the building is in poor structural condition, recommending replacement with a timber-framed building on new foundations and with a new ground floor slab.

The proposed replacement building has a smaller footprint. We would like to move it closer to our house and away from the boundary of our land in order to leave space for parking in front of our house and to the side of the build. The exterior of the proposed new building will tie in to the main house by virtue of similar wood cladding (Douglas Fir or comparable) on the exterior.

We hope that the documentation we have provided is sufficient for consideration of this application. Please do not hesitate to get in touch should there be any outstanding questions regarding this proposal.

With thanks and good wishes,

Sally Boss and Sam Grace.