

# **Proposed New Garden Room at Southerly, The Common, Hanworth NR11 7HP**

## **Covering Letter**

I am submitting a full planning application to replace an old and now defunct summer house in the garden at our property in Hanworth. The property is within the boundary of the Conservation Area.

The old summer house has been on the site since the mid 1980's and had fallen apart to the point that we considered it too dangerous to leave standing, and hence it was removed earlier this year. We now wish to erect a new Summerhouse/ Garden Room for occasional use. The proposed room will be marginally larger than the old summerhouse but will be set further towards the rear boundary thence moving it further away from the Common. The proposed room will be designed similar to the photo provided in the attachments and is considered to be a far better design than the one its replacing. The size of the proposal would normally allow it to be constructed within the bounds laid down by Permitted Development with a maximum eaves height of 2.5 metres and roof height within 3 metres (pent roof). However, the location is such that it is not possible to utilise the GPDO rights as they apply to Conservation Areas, in that the design will encroach in front of the rear building line by approximately 1 metre. Hence the need to Full Planning.

The location being proposed is not visible from the road or The Common and as such will have no material effect on the amenity provided by the Conservation Area.

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