

1. DESIGN - THE PROCESS, ASSESSMENT AND MOTIVATION FOR CHANGE

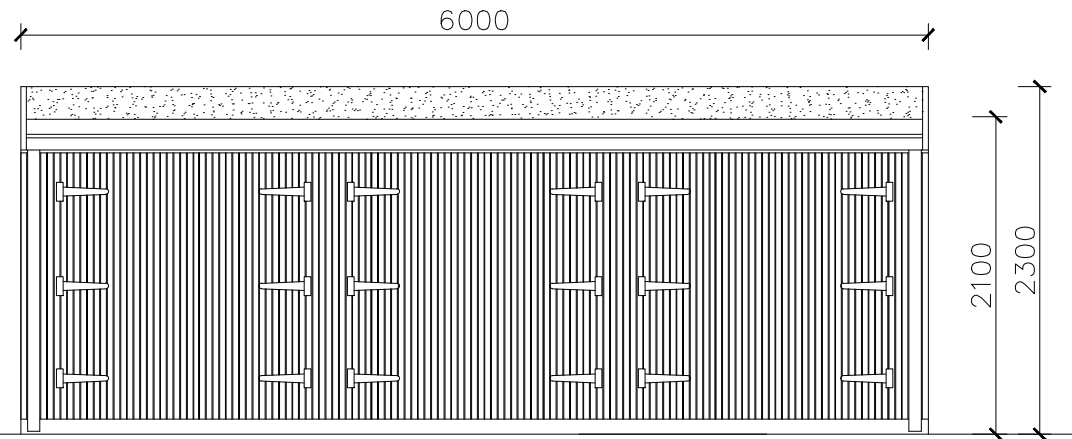
The main house is locally listed and is in the Vine Conservation area. The house gained planning permission for alterations and additions in March 2019, planning application number 18/03631/HOUSE. These works were completed by the Contractor in September 2020. On moving back into the house, the Clients found that bicycles would be more accessible in a separate shed rather than in the garage beside the car, and therefore had a small bike shed erected. They were not aware that planning would be required for a small shed. The family often ride their bikes to reduce their carbon footprint and to have quick, easy access in and out of the shed is a great benefit to enable them to continue this highly commendable achievement.

2. THE BIKE SHED'S IMPACT ON THE HOUSE AND, THE VINE CONSERVATION AREA AND THE DIRECT NEIGHBOUR

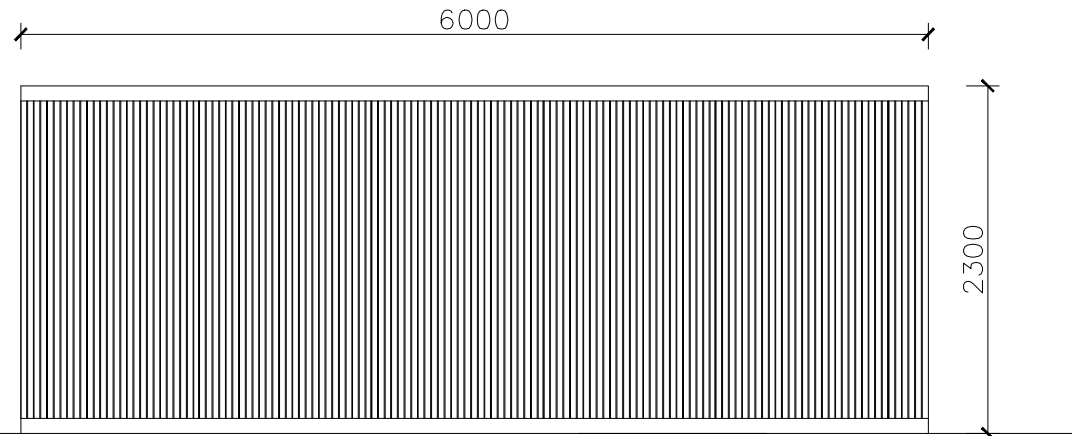
The bike shed is over 5m away from the house which is ample space to create the appearance of a separate structure, alleviating a comparison between house and bike shed. From the front view on the street, the house has a front garden of 15.4m long before their front, solid wooden fence is evident. The shed is hidden behind the wooden fence and set back from this fence by 1.17m. The highest point of the bike shed is 2.3m and the highest point of the house is over 12m high. The house is tall and grand and the bike shed is subservient, set back, low and mostly hidden by the solid wooden fence. Therefore the bike shed does not impact on the look and feel of the house or area. Regarding the direct neighbour, the shed doesn't cause overlooking and in its position with the sun moving from east to west it doesn't cast any adverse shadows. The shed is adjacent to the neighbour's garage which is in no way hindered by the shed.

3 AMOUNT - all areas noted are as gross external

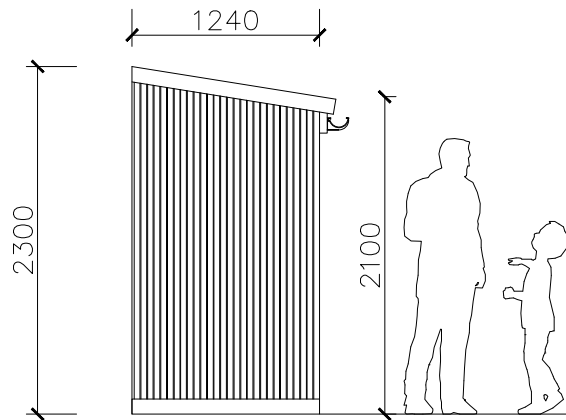
The bike shed is 6m long by 1.24m wide. The area is therefore 7.44 m². The roof slopes with the highest point being 2.3m and the lowest point being 2.1m.



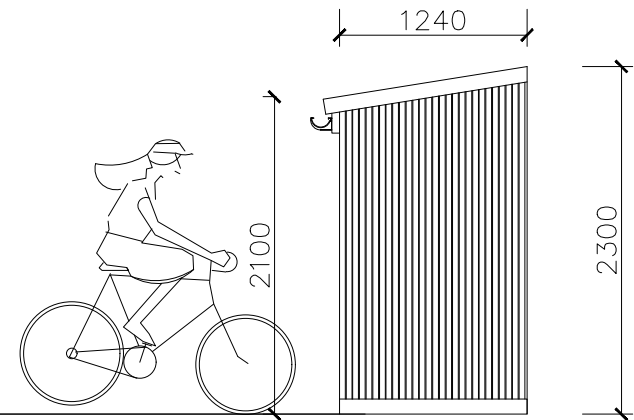
SIDE ELEVATION SCALE 1:50@A3



SIDE ELEVATION SCALE 1:50@A3



REAR ELEVATION SCALE 1:50@A3



FRONT ELEVATION SCALE 1:50@A3



EXISTING HOUSE

NEW BIKE SHED

BOUNDARY LINE



FRONT ELEVATION SCALE 1:100@A3