



Date: 16th October 2023

Our ref: ZW1AWC

Your ref: PP-12528568

South Gloucestershire Council
Department for Environment and Community Services, PO Box 1954
Strategic Planning
Bristol, BS37 ODD

Dear Strategic Planning,

RE: 1A Woodhall Close Planning Application

Please find the completed online application and additional documents required to support the proposal to construct a combined home office and garden room in the rear garden of 1A Woodhall Close.

The property has extant planning consent for a similar office and garden room (ref.: P23/01387/HH) and the previous concrete garage has been demolished in line with the approved consent. It therefore does not form part of this revised application.

The primary considerations regarding the Annex test for this application are unaltered compared with the previous application. The use of the building is for the family, as a self-sufficient home office, and as a garden/playroom and entertaining area. The mezzanine space over provides additional storage space. Two separate toilets are to be provided, one for the home office and one for the garden room. This is deliberate, and to maintain separation between the two areas. Vehicle access for the property remains from Woodhall Close, and not from Westerleigh Road. Current parking arrangements will not be impacted once construction is completed.

In addition, the applicant has discussed the revised proposed building height and form and window arrangements with neighbours at 1 Woodhall Close and 6 Westerleigh Close, the two properties which border the applicant's garden. The neighbours did not raise any concerns.

I hope I have provided a comprehensive overview of this proposal and you have all the information you need to process the application. Should I be able to provide anything further, please do let me know. I look forward to hearing from you in due course.

Sincerely,

For and on behalf of Zeal Works Ltd

Liza Godfrey
Director
liza.godfrey@zealworks.co.uk