

**7 Skylark Way, Long Melford, Sudbury CO10 9FY –  
Garden Room Proposal for Lawful Development Certificate Application**

**November 2023**

To whom it may concern,

I propose to build a garden room in a vacant area at the end of my garden under permitted development rights. The house that we currently occupy is on a new development and under 18 months old.

I have checked the current rules on permitted development and believe the proposal falls in line with this both in height, total size, and materials used in the construction.

The building will be timber framed construction with an Insulated steel panel roof, the walls will be insulated with a combination of PIR insulation and foil insulation to achieve a good U-value, the interior will be plaster boarded, access to the room would be via 2.4 meter bi-fold double glazed doors.

The site slopes away from the house and the highest point of ground would be where the base of the room would be formed to a maximum height of 2.485 m' to the flat steel roof.

I have allowed 0.5m of space between the building and the adjacent fences, the side and rear of the room will be clad in steel wall panels (Cladco).

The front elevation has a roof overhang of 550mm, the sides of the insulated roof panels will be finished with plastic soffits and fascias to match the steel side and rear panels in RAL 7016 Anthracite. The rear overhang will accommodate a 110mm gutter system.

The front walls will be clad in timber using cedar T&G cladding.

Roof drainage would be achieved using a 1m square soak away in conjunction with a large water butt.

The exterior wall dimensions of 5.058m x 2.641m equates to 13.3 m square with an internal floor area of 11m square.

I intend to supply electricity to the garden room with a separate consumer unit and will use a competent person for this installation.

I intend to use the garden room as a home office when working from home three days per week.

Thanks for your consideration.

Phil Hunnisett

