49 Altwood Road

Maidenhead

Berkshire

SL6 4PN

12th March 2024

Dear Planning Officer,

**Re: Planning Application for Garden Room at 49 Altwood Road, Maidenhead. SL6 4PN**

Planning for our garden room was initially determined and permission granted on 16th August 2023 under application reference 23/01230/FULL | 49 Altwood Road. The build was due to commence on Wednesday 17th January 2024, as the garden room had been delivered, flat packed, the previous week. It was ordered following receipt of the planning approval.

On the day of the build, my neighbour queried the intended location of the garden building. The block plan showed the location at the end of the garden of 49 Altwood Road, but unfortunately the geographic mapping system used for that block plan did not include the full length of my garden. Therefore, although the intent was to have the garden room located close to the southern boundary of the garden, the block plan submitted and approved, did not show the correct location. With respect for our neighbour, and to follow due planning process, the build activity was stopped to allow for investigation to see where the error was (as indicated above it was that the block plan created did not include the full boundary of the garden for 49 Altwood Road) and how to rectify this. If the actual location taken on the block plan was used, the garden room would have been in the middle of the garden (length wise), making the rear half of the garden practically inaccessible.

This application is a resubmission of the original (23/01230/FULL | 49 Altwood Road), with the garden room size, dimensions and orientation remaining the same, but with the location in the now correct intended position at the southernmost end of the garden.

The proposed location replaces a previous garden building, installed in 1997, which was located in the southwest corner of the garden, in a similar location to the new proposed garden room, but with a smaller footprint of 3m x 2m, the longest side was oriented north to south, located in the southwest corner, tight to the fence lines. The old building was used for storing tools and gardening equipment.

The proposed location will leave a one-meter-wide maintenance gap between the south wall (rear) of the garden room and the southern boundary fence with our neighbour in 55 Altwood Road. This is designed to meet or exceed the precedence set by maintenance gaps used by other garden rooms in near neighbouring properties.

The proposal also includes a commissioned solar plan for the proposed garden room location and nearby property, to indicate the shadow created by the proposed garden room at the height of the summer and winter sun locations (shortest and longest shadows respectively) will not impact outside of our own garden.

Please find enclosed in planning applications plans for the garden room, site and location plan and the solar plan.

Kind regards

Robin Hawkins