

SUPPORTING INFORMATION

6 THE GARDENERS, EMMER GREEN, READING RG4 8EZ

INTRODUCTION

- the property does not have any national restrictions and is not Listed
- it does lie within the Surley Row Conservation Area but, as the outbuilding would be erected at the far end of the garden (and not to the side of the dwelling), this designation is not prohibitive
- the proposed outbuilding has a simple, flat roof which partially overhangs the low-level entrance steps
- it does not include a verandah, balcony or raised platform

HEIGHT

- its eaves, as well as its total external height, would be 2.35m
- whilst it would be erected on sloping ground using groundscrews, the height thresholds would not be exceeded - this is because the measurement is taken at where "*the highest part of the surface of the ground next to the building*" is (in accordance with the guidance set out on page 6 of the Government's 'Permitted development rights for householders' document)

COVERED GROUND AREA

- the property benefits from a generously-sized garden measuring over 14m in depth and 9m in width
- the proposed building will cover under 23 sqm of the garden
- the new-build property has not been extended since it was built and, apart from the development's cycle shed to the side, there are no other detached buildings / structures etc
- taking the above into account, and excluding the original dwelling, no more than 50% of the curtilage would be covered by buildings, enclosures and containers as confirmed by **Sheet 02**

POSITION

- all parts of the outbuilding would be behind the principal elevation of the original dwelling
- no part will extend beyond the curtilage boundaries and the buildings will not exceed the lower 2.5m height threshold that applies

USE

- the outbuilding would be incidental to the enjoyment of the dwelling
- the room would be used as a relaxation area and home office - an indicative layout is shown on **Sheet 05**