



PROPOSED GARDEN STUDIO (for private use as a garden room for the homeowner)
 the outbuilding is ancillary to the main dwelling
 width 3.3m, length 6.5m, max hgt 2.9m
 rear & right side elevation to be facing brick, anthracite grey upvc frames to the front & left side elevation,
 glazing clear, light weight tiled roof, tile colour grey, 2 x roof vents
 drainage to water butt, boundary treatments to remain same, existing outbuilding (shed) to be removed