

2014/4517/P	15 Bromwich Avenue	Erection of outbuilding to rear of garden
<p>The proposed Garden Room further reduces the unpaved area of the rear garden which has already been reduced by the construction of a rear extension and patio. Probably only 30% of the original rear garden would remain. The HLE CAAMS states <i>'The use of gardens for the erection of separate buildings for use as additional habitable space, (as opposed to garden sheds and playhouses), will be resisted.'</i></p> <p>However it appears it may meet the requirements of permitted development, though the inclusion of a shower room and wc is unusual for such an outbuilding. A condition restricting its use to a Garden Room (rather than say a bedroom) may be beneficial.</p> <p>The indicative route of the drains from the Garden Room appears to run under trees T2 & T3. No mention is made of this drain in the arborist's report. The drain should be rerouted.</p>		