

## **Garden room at 62 St Albans Road. Supporting Statement**

No 62 St Albans Road forms part of a housing development from the 1920s. This consists of the upper portion of St Albans Road, above Brookfield Park, Kingswear Road, and Brookfield Road.

Most of these houses are divided into maisonettes, as is ours. Number 60 consists of the ground floor of this building, which looks out onto the front garden and has its front door there. Number 62 has its entrance to the side of the building, and is reached by an internal staircase up to the first floor.

The rear gardens are laid out as two strips of land, both reached by the side entrance pathway. The pathway continues into the strip allocated to number 62, whilst a path off it follows to the back door of number 60. This faces onto the strip of back garden allocated to the ground floor maisonette. See drawings submitted with this application.

This produces something of a complication, in that the rear bedroom window of number 60, the ground floor flat, faces onto the garden of number 62, and the kitchen window of number 62 looks out on the garden of number 60!

When we bought the maisonette two and a half years ago it was apparent to us that it was rather small for a family with a teenager. However, we talked with our immediate neighbours who pointed out that the neighbouring gardens were long enough to accommodate quite substantial sheds, and that many had been constructed around us.



We felt that a garden room would provide us with a means to enjoy our garden more fully, and we also observed that this would provide screening and privacy between the ground floor window and our garden. Please see attached photographs

We researched garden rooms, and chose a model from a reputable supplier, GBC. Their Malvern Studio Pavilion was designed for garden use and met all the regulations applicable. We placed it on our garden plot 2.75 metres from the back window to avoid any overshadowing, but near enough to our front door to allow easy access and to maximize the garden space between it and the rear hedge.

In hindsight we now discover that, because our accommodation, although it has its own 'house' number, is classified as a maisonette, planning permission is required for this garden room, hence our retrospective planning application.

We feel that our garden room is not incongruous in this area. It cannot be seen from the street.



It has a low profile, and is well landscaped into the back garden. See pictures on next page.



It seems likely that the area was designed with substantial gardens to compliment the restricted housing accommodation, and this has been utilized by many households in the area.

The garden room is well set back from the ground floor flat to avoid any loss of light. Indeed, Mary the neighbour at no 60, during, and prior to the build, attested to the fact of how this arrangement has let more light into the area, compared to the previous dense shrubs which had blocked her light, and made her feel closed in.



This garden room has enabled us to enjoy our garden more fully and made our accommodation more family friendly. The room has been constructed to a high standard and has been carefully landscaped. As professional landscape designers, we understand the importance of creating a setting that is sympathetic with landscape.

In summary, we do not consider that the outdoor room is detrimental to the neighbourhood, and were surprised to hear that a complaint had been received from a neighbour concerning loss of light to the ground floor window. As mentioned earlier, we had consulted extensively with her at the time of construction, and had no complaint in the 20 months since.

We therefore ask for retrospective planning permission to be granted.