

The Conservation Area Advisory Committee (CAAC) raises the following concerns:

'This "shed" is in fact a large construction across almost the entire width of the property at the bottom of the garden. It protrudes above the boundary wall between it and Bellgate Mews . It has timber glazed windows across the wall facing the garden suggesting it could have many uses as an extension to the main building. DPCAAC object to this in principle as we do not support freestanding buildings in gardens that can provide ancillary accommodation to the main house.'

The shed will cover less than 15% of the area of the rear garden.

The area of the retained rear garden will exceed 100 sq m.

The shed matches the width of the main house and is inset by some 1.2m from the side boundary on one side.

We have already confirmed that the shed will be ancillary to the dwelling in the submitted covering letter.

The shed will be used for the following incidental purposes:

- Play room.
- Tool/bike storage.
- Art studio.

The shed will not provide and is not suitable for use as living/sleeping accommodation, or as an extension or annexe to the main house:

- It is separated from the main house.
- The roof, floor and walls will not be insulated.
- The windows will be single-glazed.
- It does not include a toilet, bathroom or shower and there is neither water supply nor foul water drainage to facilitate this.

Summary

- The shed will be ancillary to the main residential property.
- It will not provide living/sleeping accommodation, or any self-contained accommodation within the curtilage of an existing dwelling house.
- The proposed use is incidental to the enjoyment of the property.

We agree to be bound by a planning condition that the extension will only be used for incidental purposes in connection with the main dwelling, and not as a separate unit of accommodation.

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