**122 Leighton Road Covering Letter for Building Use**

**Proposal:**

To build an outbuilding in the share of the garden demised to the ground floor flat of 122 Leighton Road.

**Current Use:**

Currently situated in the garden is a deteriorated garden seat, a bin container and falling fences around the perimeter. The current paving and gravel appears to be in good condition, but the surrounding wooden supports for the flower beds appear to be decaying.

**Proposed Use**:

To build an outbuilding in approximately half of the area of the garden for the purpose of study for my PhD. This is entirely computer-based and will therefore create no noise to the surroundings. Due to the height of the fence and surrounding tree-cover, the outbuilding should not be visible outside of the garden. The Redwood roof may be visible at certain times of year when tree-cover is more limited. In the building process, the fences will be restored, and the current flowers relocated.