

Supporting Statement for Retrospective Planning Application – Garden Shed Outbuilding

This planning statement is submitted in support of a retrospective full planning application for the erection of a single-storey garden shed outbuilding at the above property. The shed outbuilding is intended for use in conjunction with the main dwelling.

The property is a two-storey chalet-style house, with the second floor incorporated into the roof pitch via dormers and is located on the edge of a residential area in Emmbrook. We have lived at the property for the past twenty-nine years. There is only one immediate neighbour to the left when viewing the front of the property. The surrounding neighbourhood comprises a variety of housing styles, predominantly of good size and condition, with a mixture of garden structures and domestic extensions visible in the vicinity. The property is not listed and is not within a conservation area.

Our immediate neighbour has been consulted regarding the new shed outbuilding and has raised no objections. There are no windows overlooking the neighbour's property, and the outbuilding has no adverse impact on light or privacy.

The shed outbuilding is intended for use as a shed for storage and hobby room. It is not for habitation and has no running water, heating system, kitchen, bathroom, or drainage connection. It is situated at the rear of the property, discreetly behind the garage, and is not visible to members of the public. The building is single-storey, with a height of 3.2m at its highest point and a footprint of 8m x 8m. Care has been taken to ensure that the shed outbuilding blends with its surroundings, using natural materials on the exterior, including timber feather-edge boarding, wooden doors and windows, all painted black.

Although submitted retrospectively, the structure is broadly consistent with the criteria for permitted development under Class E of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. However, due to its height in conjunction with its proximity to the boundary, this application has been submitted to regularise the development.

Construction Summary

The shed outbuilding is a timber-framed single-storey structure on a concrete base, clad in weatherproof timber boarding with insulation. The flat roof is finished with EPDM rubber membrane and includes rainwater drainage to underground dispersal pipes. The design and materials have been chosen to ensure durability, weatherproofing, and minimal visual impact on the surrounding area.

Technical details

- **Footings and Slab:** The footings comprise an 8m x 8m square trench footing, 450mm wide to a depth of 800mm dug into the ground to firm standing. Concrete was pumped to the correct level direct from the mixer lorry. The footings had a row of 100mm high density concrete blocks laid flat with a row of 150mm high density concrete blocks standing up by their 220mm height. This formed the correct inner ledge height and DPC and DPM heights for the 6" x 2" C24 treated stud walling to sit upon.

The slab base is made up of a minimum of 75mm of compacted hardcore onto the stripped and compressed soil. This is covered with a blinding of sand to protect the Damp Proof Membrane. The DPM is taken over the perimeter concrete block work and

laid under the DPC below the stud walls. The DPM is lapped on the joints by approximately 2m and double taped on the seams. Over the DPM is laid 100mm thick sheets of Celotex insulation to finish flush with the 100mm perimeter lower course of concrete blocks. This provides a small inner ledge for the finished floor slab to sit upon. On this the reinforcing mesh is suspended on concrete castles to suspend it mid concrete slab. The reinforcing mesh is lapped by a minimum of 200mm over each other and wire wrapped on every crossing to make a continuous reinforcement mesh. The small shelf and inner upstand of the perimeter concrete blocks are covered with strips of 25mm Celotex insulation. Then concrete was poured to a depth of 150mm to finish floor height incorporating the reinforcing mesh within.

- **Rainwater and Drainage:** The rainwater is collected by black guttering and down-pipes on the north and south elevations then run through 110mm underground drainage pipes to a 100mm long coil of perforated dispersal pipe laid approximately 0.8m under the garden to the north of the building. The perforated pipe is branched into two 50m runs of meandering coil pattern centred in a 200mm deep layer of coarse 20mm - 50mm type B bedding gravel covered with geotextile and backfilled in 600mm wide trenches with minimal fall.
- **Walls:** The four walls are constructed from 147mm x 47mm C24 grade treated timber. They have a double sole plate and double top plate all with half lapped lengths and alternating corner lapping for strength and to ensure true straight lines. The bottom sole plate is secured to the 150mm high density concrete blocks with 130mm long concrete anchor fixings at 400mm centres. The second sole plate is well secured onto the bottom plate as part of the wall frameworks. These were manufactured flat with all window and door apertures trimmed out with a maximum of 400mm stud centres and a row of noggins at 1200mm centres and then stood into place on top of the bottom sole plate. The second of the top plates were then fitted on top ensuring a half lap on all wall panels and alternate lapping in the corners. Again for strength and true straight lines.
- **Roof:** The flat roof construction is made up of 200mm x 50mm rafters at max 400mm centres with a span of 3760mm. They lap past each other in the centre of the building by 600mm and are both nailed and bolted together. There is a solid row of closer noggins between the rafters flushed with the outside face of the stud walls and a row of noggins mid span at 1880mm in. On top of the rafters are firings 100mm - 0mm x 50mm. These run at a 40 to 1 gradient from the centre line of the building over the supporting steel to the north and south faces of the building to provide a run off for the rainwater. This is covered with a layer of 19mm OSB boards on which is a high grade 1.5mm thick EPDM rubberoid roof finishing completed with curb and gutter UPVC trims.
- **Exterior:** The exterior of the building is wrapped in Tyvek breathable waterproof membrane with taped joints. Clad in 175mm x 22mm treated feather-edged boarding. 5 black windows, 2 sets of garage doors and a pedestrian door are fitted to match the entirely black stain decorated outside of the building. The walls have 100mm insulation in the 150mm cavity. The ceiling/roof has 150mm insulation in the 200mm-300mm cavity. The underside of the ceiling and the inside of the walls are covered with 12mm thick sheets of board and everything on the inside is decorated in white in order to maximise light.

Community Considerations

The shed outbuilding supports flexible use of the garden space while maintaining the character and appearance of the area. Importantly, the creation of this outbuilding has facilitated the provision of five new off-street parking spaces, which alleviates pressure on surrounding roads and benefits the wider neighbourhood.

In summary, the shed outbuilding has no adverse impact on neighbouring properties and is sympathetically designed with quality materials. Retrospective planning permission is respectfully requested.