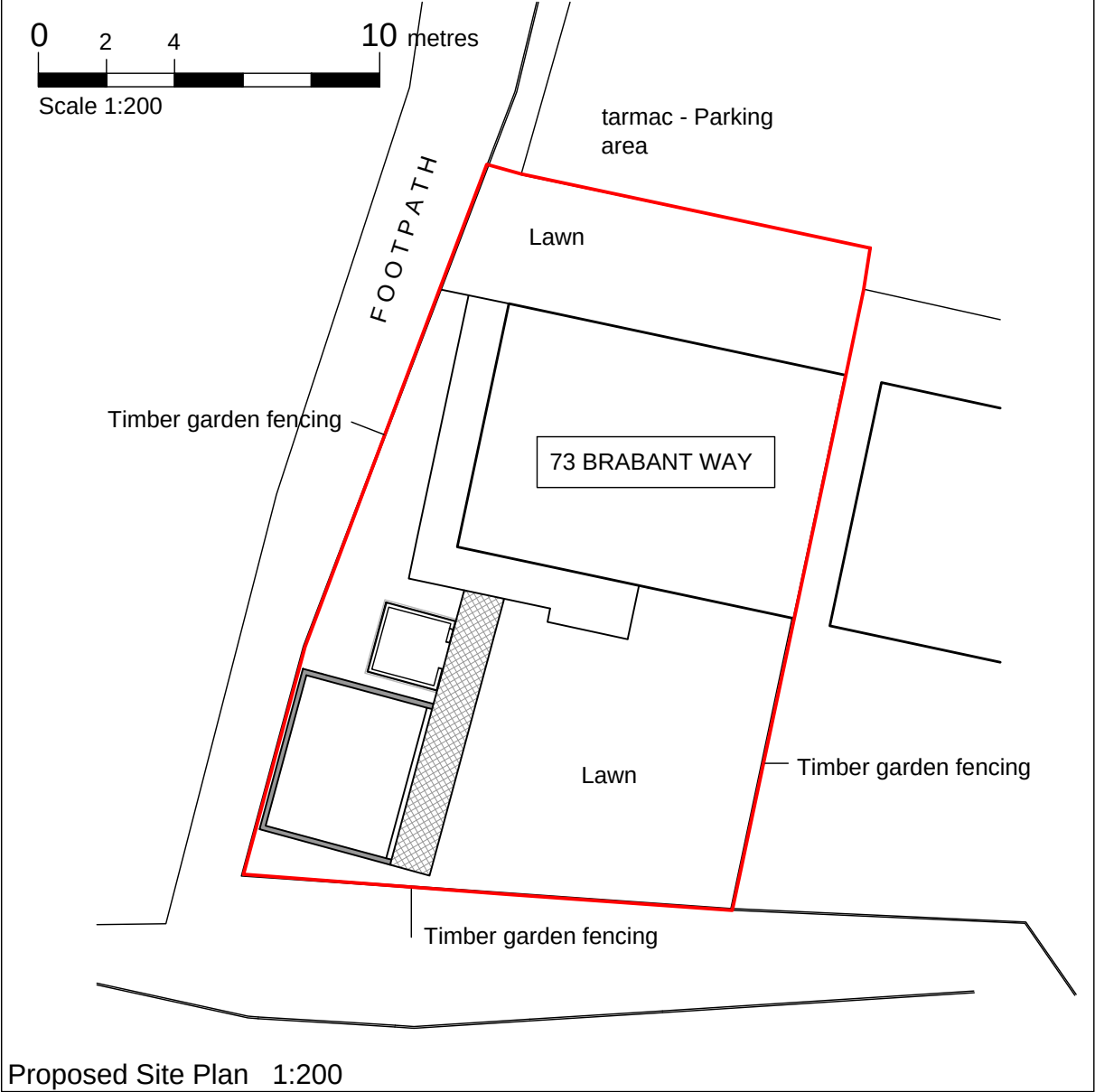
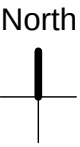
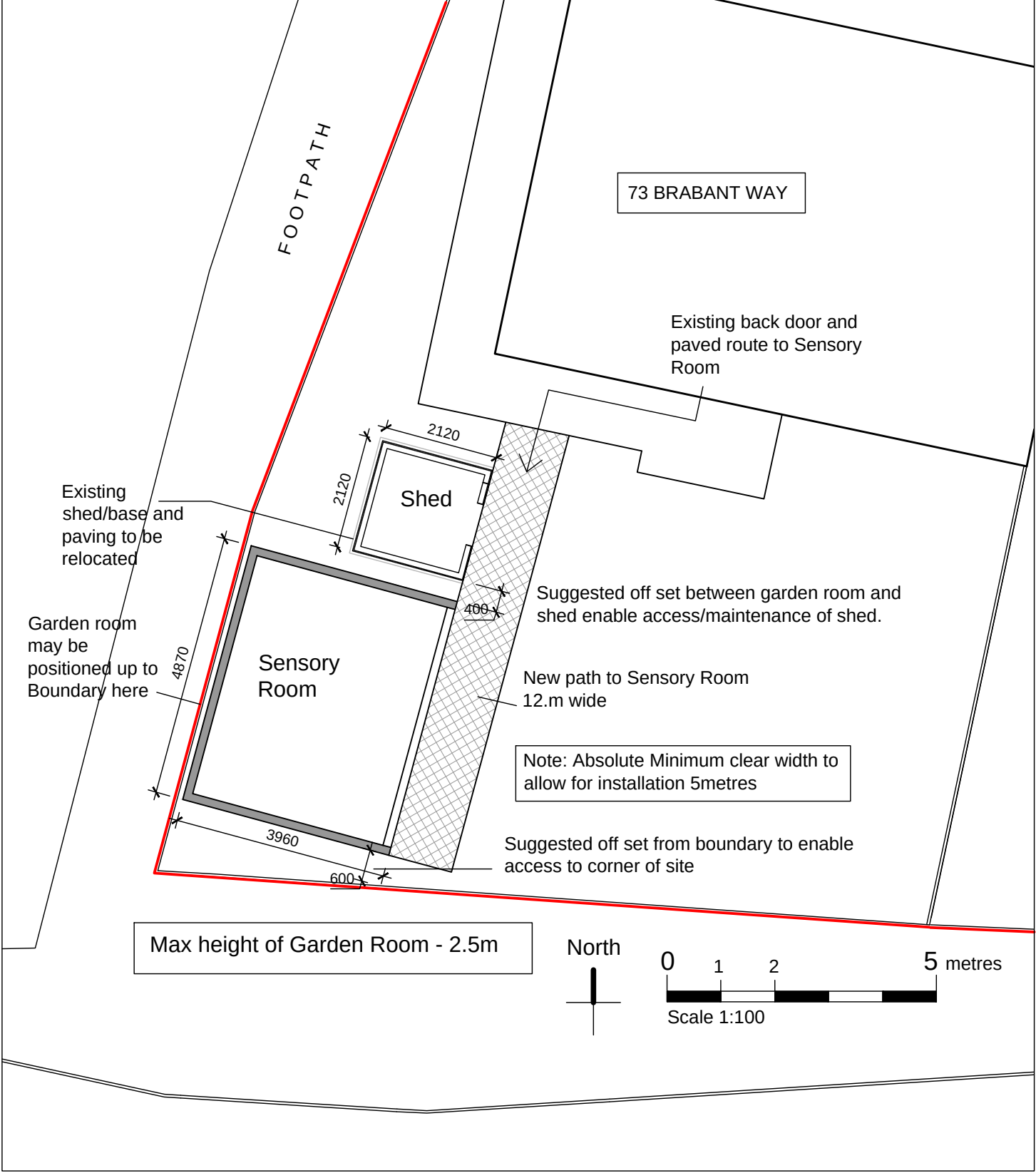


The proposed sensory room is considered to be an outbuilding under planning guidelines. It is, 'a kind of structure for a purpose incidental to the enjoyment of the dwelling house'. This does not normally require planning permission when meeting all the following criteria.

1. *The property is not listed and is not on designated land or conservation area* . No covenant or retracted permitted development rights.
2. *The outbuilding must not be in front of the house or forward of the principal elevation.* - Outbuilding to be located within the rear garden
3. Proposed outbuilding does not exceed 50% of the total area of the land owned with the property. - Confirmed
4. The outbuilding is Single storey. The garden room will be positioned within 2 metres of the boundary, therefore the maximum height of the garden room to be limited to 2.5m.



Proposed Setting Out Plan of Garden Room
1:100

Revision Notes	Notes	Client Michael D Tawn MDT LAW For Trustees of the MD Trust	Architect Abi McGillivray Architecture 7 Goose Street, Beckington Somerset BA11 6SS Tel: 01373 831585 / 07811438654 www.amarchitecture.co.uk	73 Brabant Way - New Sensory Room					
				Drawing Title Location Plan and Proposed Setting Out Plan					
				Scales 1:1250 1:100 @ A3		Job Number	Drawing Number	Revision	Status
				Date 29 10 2025		271	011	-	Planning