

8 White Poplars

Planning application for a new garden room

Supporting Statement

1. Design, Layout, and Footprint

This application seeks approval for a high-quality, single-storey garden room with a footprint of 26.66 sq m. To optimize the existing layout of the garden and respect the natural boundary lines, the structure utilizes a bespoke "dog-leg" design. This shape ensures that the building integrates efficiently into the garden without dominating the outdoor space or impacting the amenity of the main dwelling. The structure features a single open side, serving purely as an outdoor garden lounge and hobby space ancillary to the main residential home.

2. Scale, Height, and Boundary Impact

Great care has been taken to minimize the visual impact on adjacent properties. The total height of the structure has been strictly kept below 2.5 metres, mitigating any potential issues regarding overshadowing or loss of light. The structure is set back 1000mm from the residential boundary on one side. On the opposing side, the structure features a 400mm setback from the property line. Crucially, this 400mm boundary does not border a residential property; instead, it abuts a 2-metre wide public environmental nature highway/buffer zone, beyond which sits an established green copse with hedgerow. Because of this substantial natural buffer, the 400mm spacing creates absolutely zero impact on residential amenity, privacy, or outlook.

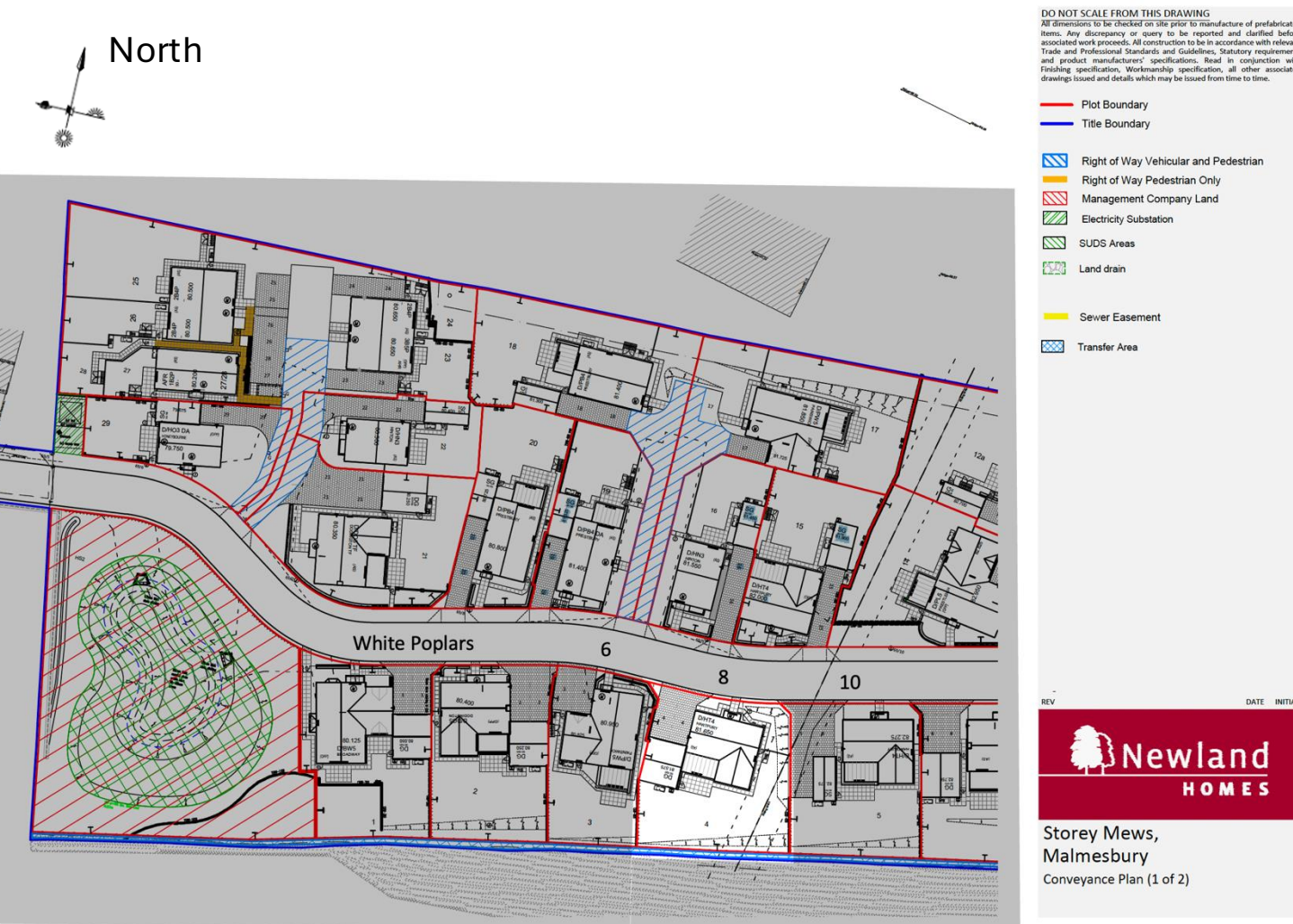
3. Materials, Sustainability, and Fire Safety

Given the proximity to the boundaries and the 26.66 sq m footprint, fire safety and longevity have been treated as primary design priorities. The building will be clad externally in high-specification, non-combustible fire-proof cement board cladding laid horizontally. This provides an excellent fire barrier that strictly respects the proximity to the nature highway and nearby hedgerow vegetation. Furthermore, this material is entirely rot-free and UV-stable, representing a zero-maintenance finish. This guarantees that the exterior will remain in pristine condition over its lifespan without requiring any physical access to the nature strip for staining, painting, or repairs.

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Boundary Overview (I couldn't use the online portal as it only shows this area as a single field as its imagery has not yet been updated since the White Poplars development has been built)



Scale 1:1000

8 White Poplars Highlighted in white.

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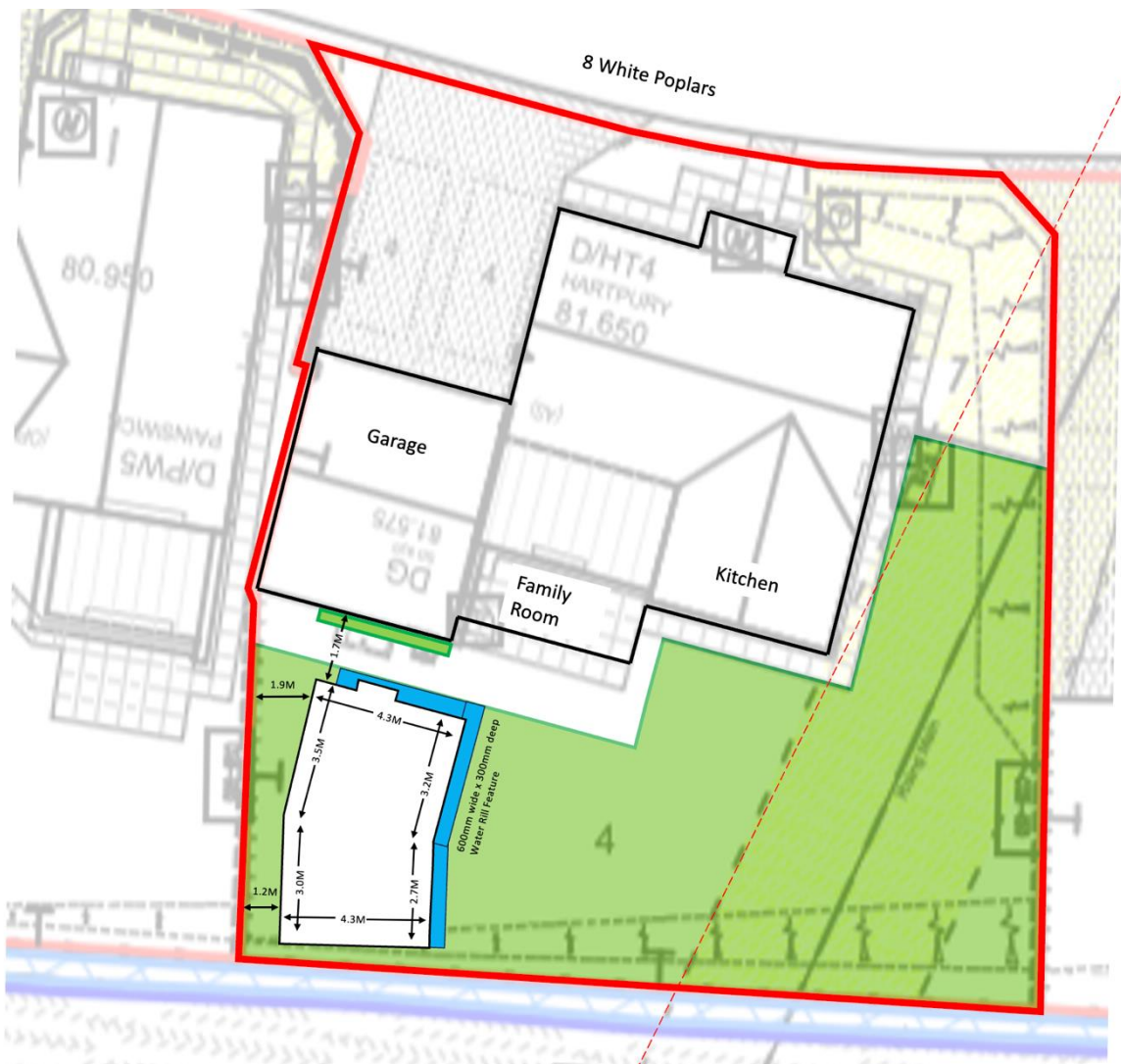
Boundary Overview (I couldn't use the online portal as it only shows this area as a single field as its imagery has not yet been updated since the White Poplars development has been built)



Garden room position highlighted in yellow using google maps overlay which shows the depth of the small copse situated to the south of the garden.

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Scale 1:200

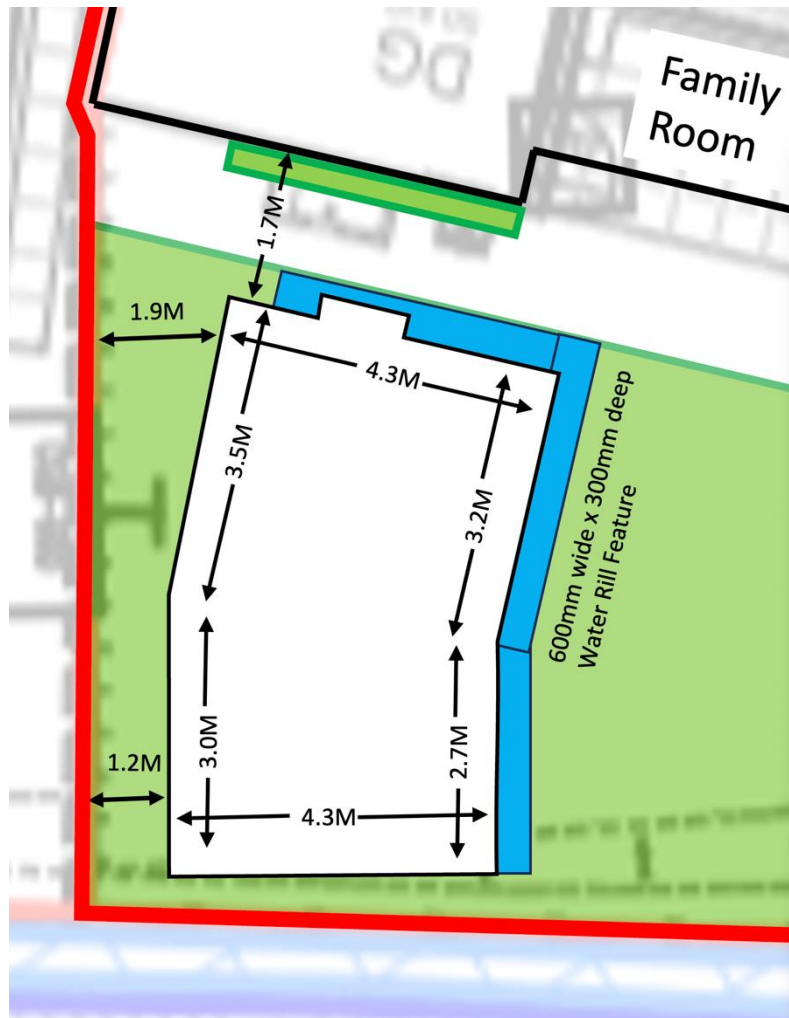
THICK RED LINE = 8 White Poplars Boundary

MEDIUM BLACK LINE = House & Garage Footprint

THIN BLACK LINE = Proposed Garden Room Footprint

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Scale 1:100

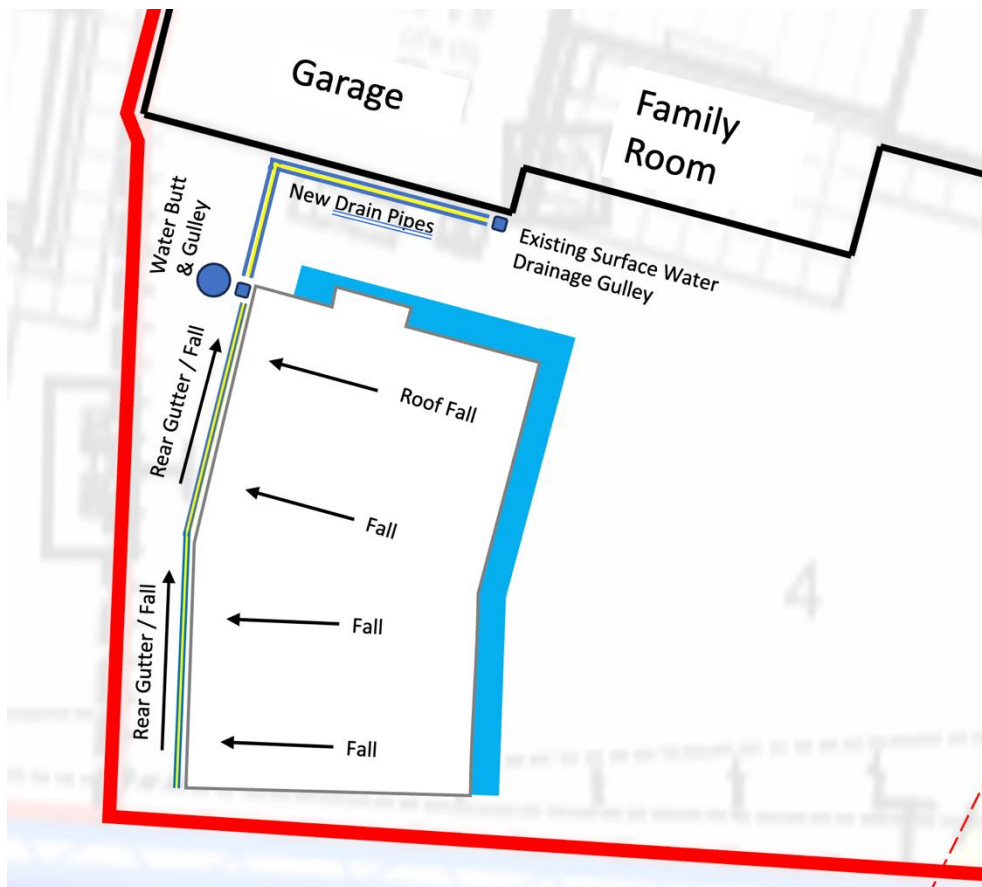
Detailed footprint and dimensions
of proposed Garden Building and water rill

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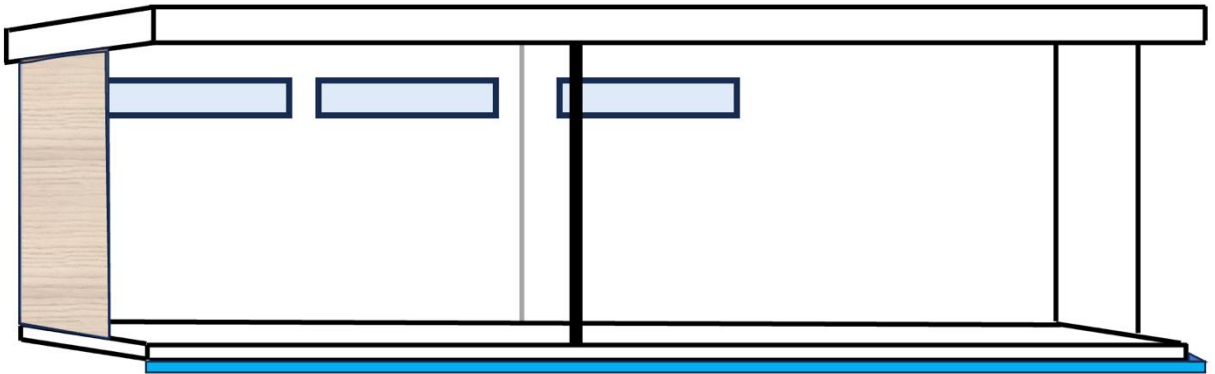
Rainwater management

Roof rainwater will be collected via a low-profile guttering system and directed to a high-capacity downpipe located entirely within our boundary. Runoff will discharge into a garden water butt for sustainable horticultural reuse, with any overflow directed via new in-ground pipework to existing surface water drainage system which in turn is connected to the mains.

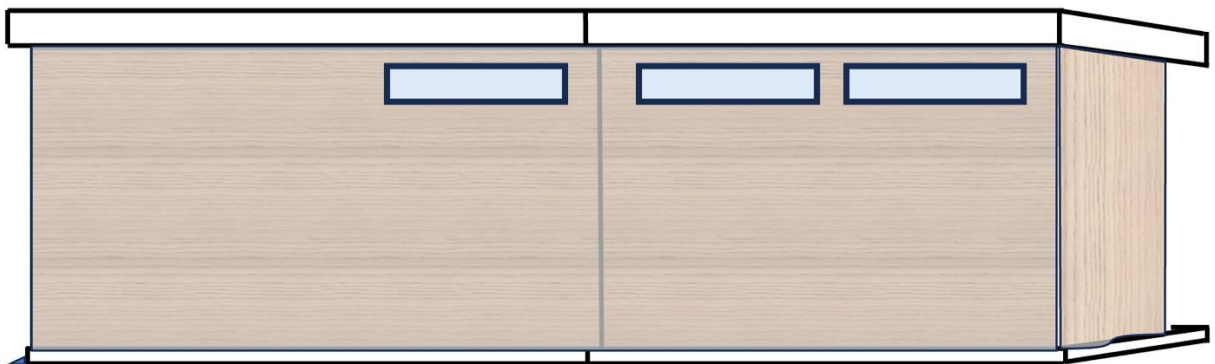


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Front Elevation – Completely Open along the front elevation but with canvas roll-down panels for Winter / Poor Weather Use. Central single pier supports roof.



REAR Elevation – Clad in cement board faux timber panels laid horizontally. 3 'Slit' Windows provide light, set just below roof level (approx. 1000mm wide x 200 - 250mm deep. NOTE (Windows do not afford any view into the neighbour's garden and are for adding light to the inside area only.

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