

Description of Proposal:

12.5m x 6.5m timber-framed ancillary outbuilding with timber cladding.

Mono-pitch roof with a maximum height of 3.0m and eaves height of 2.5m, finished with an EPDM rubber membrane. Rainwater will discharge via gutters to the existing garden area (flower beds, ponds, trees).

The building will provide ancillary recreational and family space associated with the main dwelling, including a home gym and shower room, music room, games/recreation room, and a flexible accessible family space incorporating an accessible wet room for use by visiting family members, including a disabled relative.

No additional vehicular access, parking or hardstanding is proposed. Foul drainage and electrical services will be connected to the existing dwelling. The outbuilding will be constructed in accordance with the Building Regulations, with the wet room designed to meet relevant accessibility standards.

Drawn Date	01/06/2026		
Sheet No.	1		
Drawing No.	45ML-20260601-FP		
Title	Floor Plan - Proposed Outbuilding		
Project	45 Moot Lane Outbuilding		
Drawn By	Tiffany Lewins		
Scale	1:50@A3	Revision	001

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