

ERECTION OF A NEW GARDEN BUILDING – 11 HAWTHORN ROAD, MANCHESTER, M40 3RH

COVERING LETTER

Please find attached the existing garden floor plan detailing three areas (shed, store and decking) to be removed to make way for the new proposed garden building. Also included are photos showing existing garden and aerial view.

Reason for planning application: The new proposed garden building would normally be allowed under permitted development, and the only deviation from this is to add an extra 350mm height to allow for an insulated warm roof construction and adequate internal ceiling height. The proposed building will be built with a gap of 1.4 metres to either side party wall, with a 0.6 metre gap to the back wall, which is not overlooked. The field at the back of the property is owned and maintained by the council and is used for recreational purposes/dog walking only.

The garden building will be for incidental / enjoyment use only, e.g. if working from home or as a workshop from time to time.

Aerial view



Garden from above

