

Area of garden = 350m2  
50% of garden = 175m2

Area of Extension = 23m2  
Remaining Area to build outbuildings as per Permitted Development Guidance = 152m2  
Proposed area of Outbuilding = 30m2

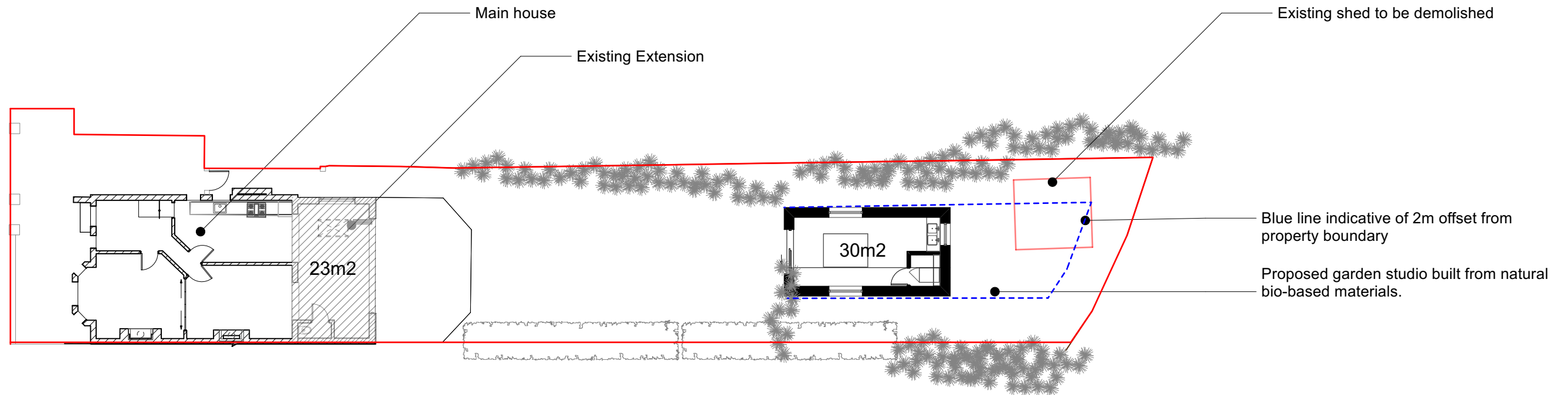
(note existing shed to be demolished)

Notes  
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been asserted.

All dimensions to be checked on site.

Key

- New Walls
- Site Boundary
- Proposed Demolition



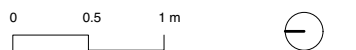
NOTES

- Window dimensions are to the structural opening sizes. Dimensions are for quotation purposes only - not for manufacturer. To be checked on site.

REVISIONS

|          |   |                           |
|----------|---|---------------------------|
| 06.03.25 | * | Planning Submission       |
| 18.06.25 | A | Amendment to Planning App |

PERMITTED  
DEVELOPMENT



EDITIONAL  
STUDIO

Drawing  
As Proposed Site Plan

Project  
Milwain Road Garden Room

Contact  
post@editionalstudio.com

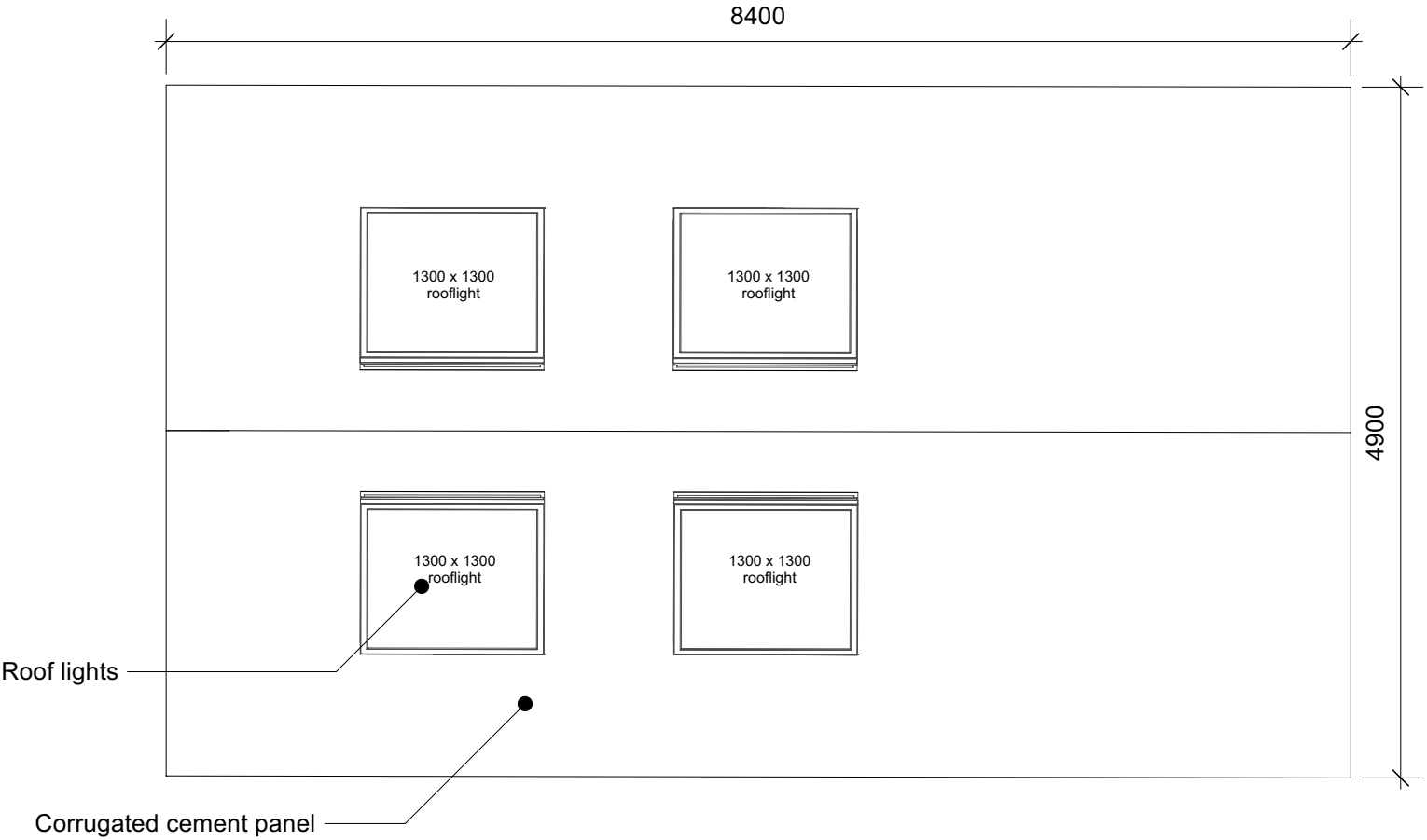
|            |          |             |
|------------|----------|-------------|
| Scale      | Date     | Drawing No. |
| 1:200 @ A3 | 18.06.25 | 092_L11_02  |

**Key**

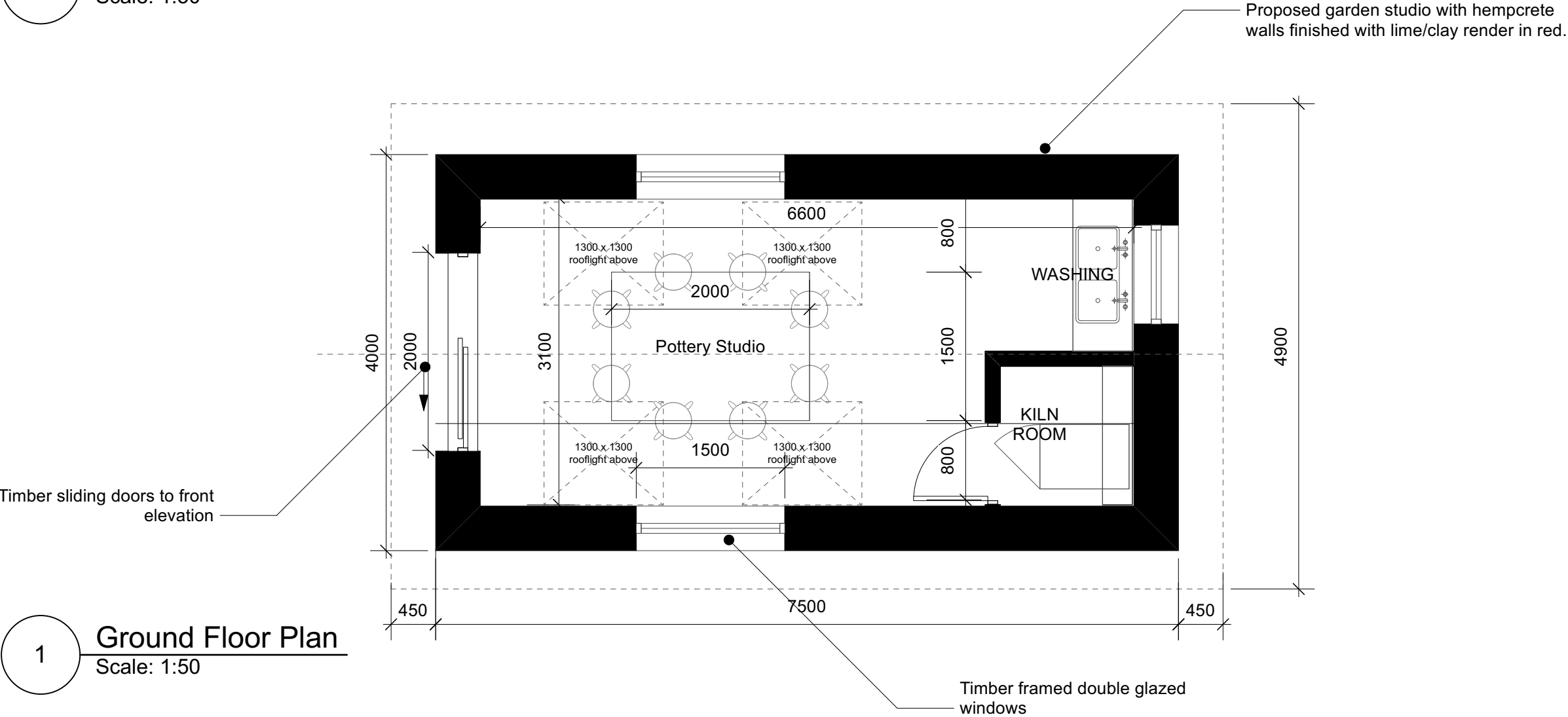
New Walls

Site Boundary

Proposed Demolition



2 **Roof Plan**  
Scale: 1:50



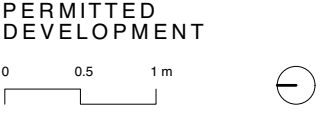
1 **Ground Floor Plan**  
Scale: 1:50

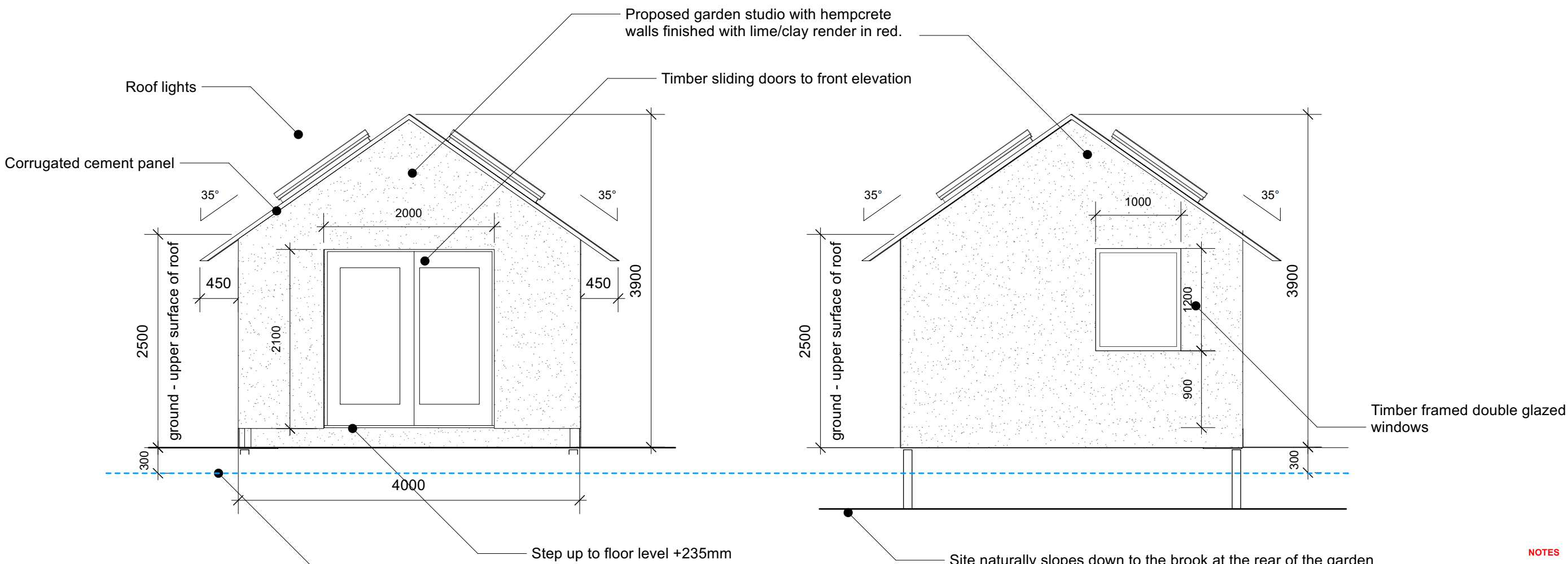
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**REVISIONS**

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Site is with Flood Risk Zone Level 3 and falls within the 1% AEP + Climate Change allowance for 2080.

The proposed floor level is therefore required to be +300mm above the 2080 flood level. Please see further information from the Environment Agency. Galvanised screw pile foundations proposed to lift the proposed studio out of the ground to mitigate flood risk.

1 Front Elevation  
Scale: 1:50

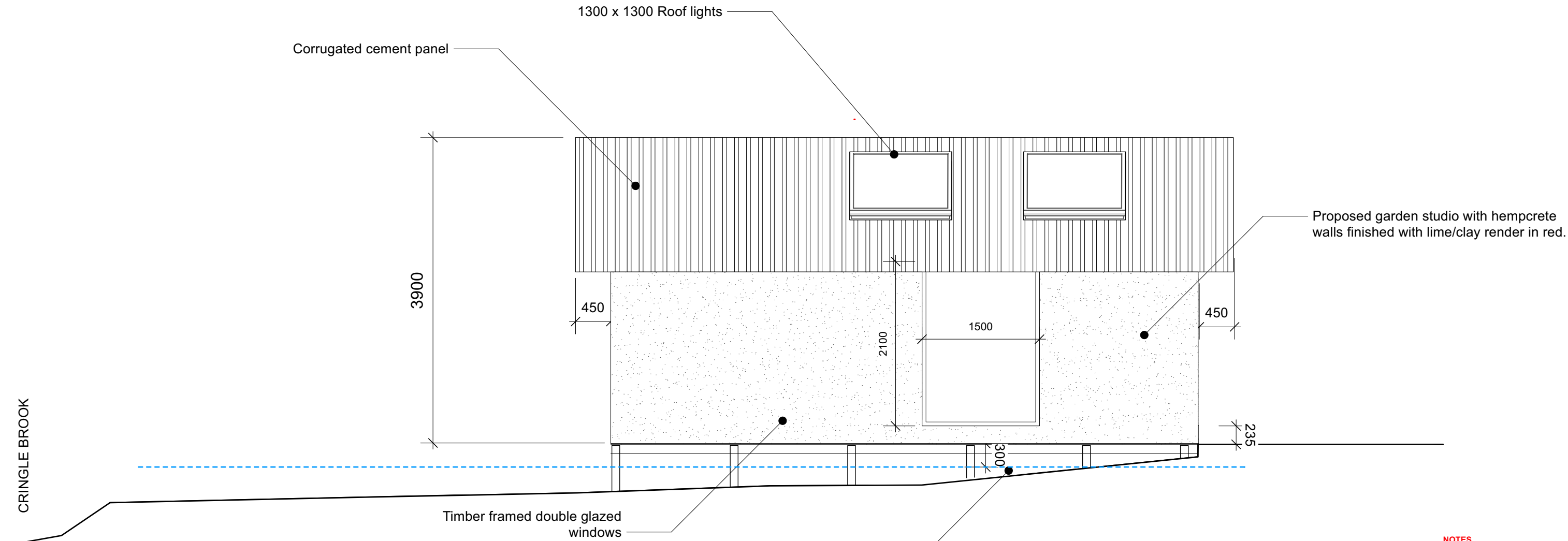
2 Rear Elevation  
Scale: 1:50

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**PERMITTED DEVELOPMENT**

**EDITIONAL STUDIO**

Drawing  
As Proposed Side Elevation

Project  
Milwain Road Garden Room

Contact  
post@editionalstudio.com

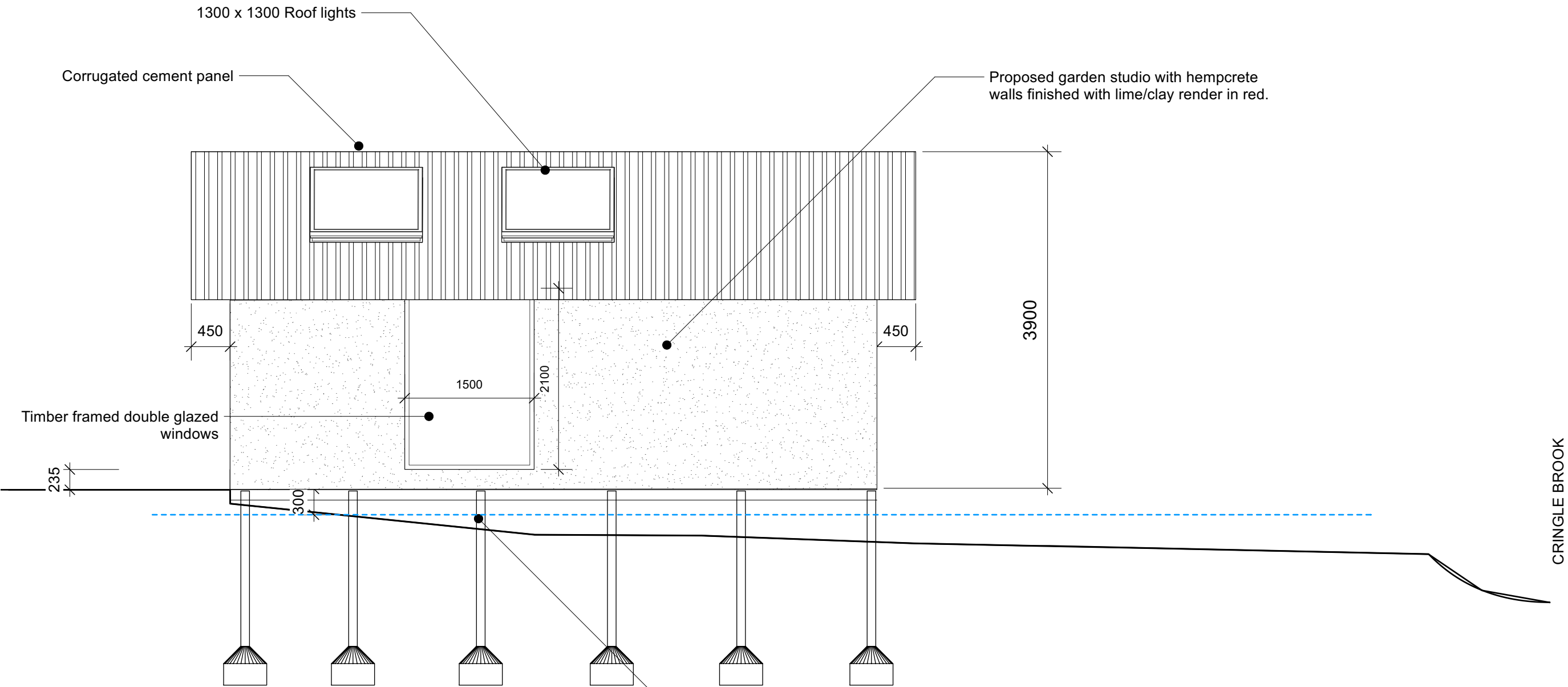
Scale  
1:50 @ A3

Date  
18.06.25

Drawing No.  
092\_L15\_11

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CRINGLE BROOK

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