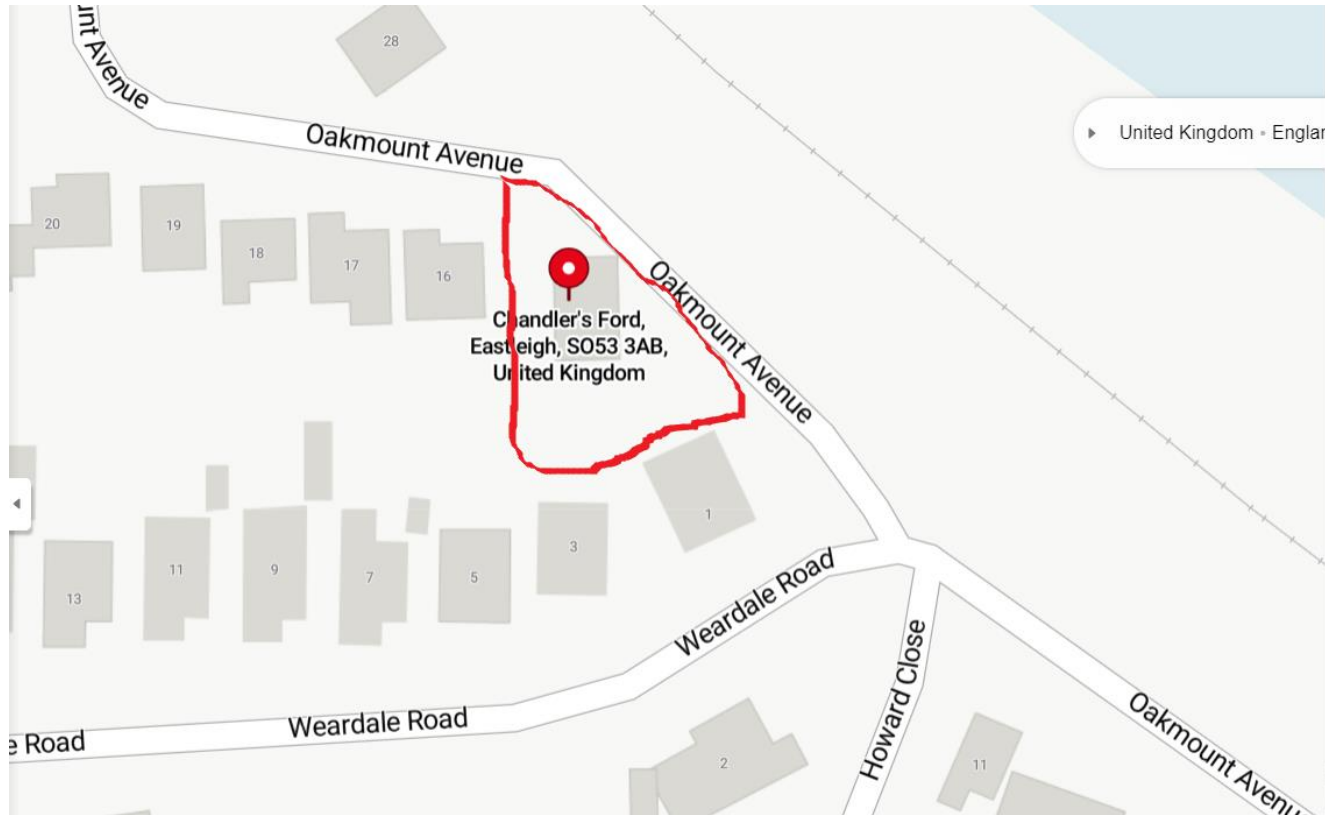


Supporting documentation for outbuilding connection between house and the garage

Address: 15 Oakmount Avenue Eastleigh SO53 3AB

Date: 18th March February 2024

Location plan with application site clearly outlined in red (e.g. scale 1:1250).



Block plan of the site with the proposed development clearly shown (e.g. scale 1:500).



Photographs of the site as well as the surrounding area if necessary.



Details of the current and proposed use of the site/building.

Building is not currently there, although I have had Gazebo's spanning this area

The room will connect the house to the garage (where we have an infra red sauna and recreation room)

The new space will be used as a boot room, space for dog to dry off after walks, drying room and maybe a simple games room

No permanent foundations, brickwork will be used – Vertical beams will sit on the ground (maybe with bracket for extra stability) – No permanent power/heating or lighting will be installed NB All proposed development is in the attached excel document to scale

Regarded as a rear extension, due to the side of the house facing the road. Size extending beyond the back of the house (including the garage its connecting to) is 7.3m

Details of any consultation that you have undertaken.

No consultation undertaken, just several internet searches on 'permitted developments'

Pre-Application enquiry submitted – Q/24/96835 – Prior approval submission suggested, as its classed as rear extension under 8m

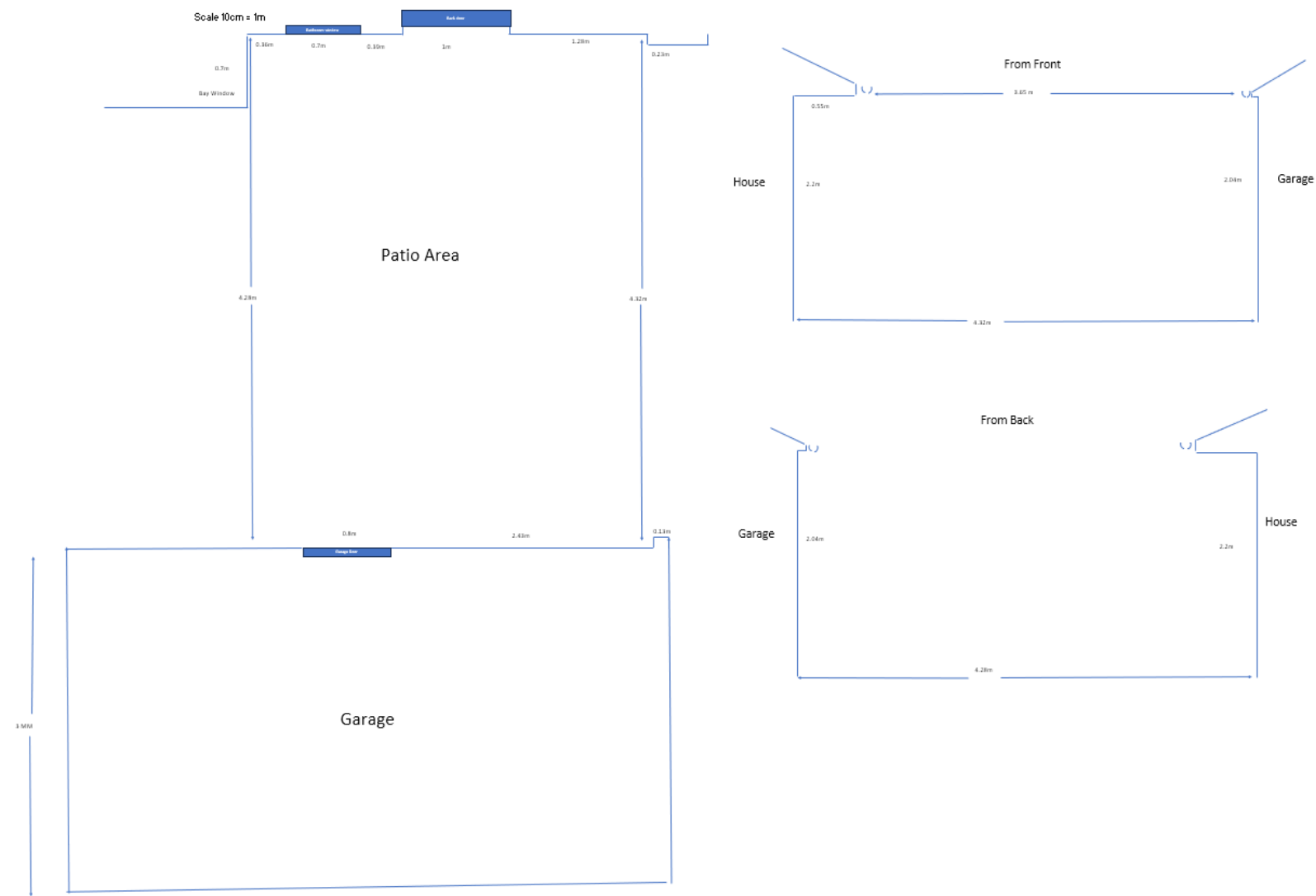
A draft Design and Access Statement (if required for the type of application).

Access is not an issue, as space is behind the main house

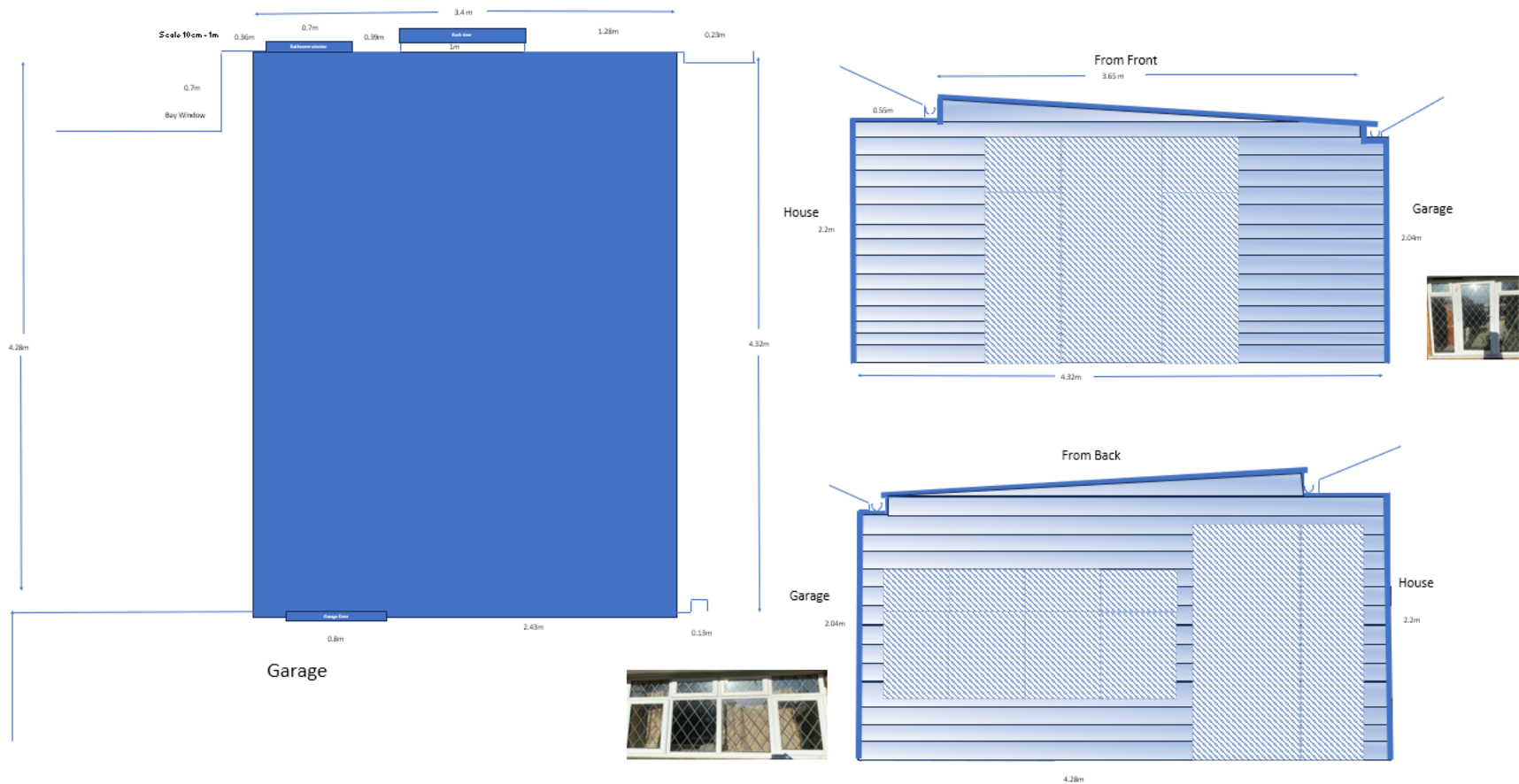
Doors are being added either side of the development to allow access from front of the house to the back garden. The garden also has a boarded up gate to the street, should more access be required in the future.

Sketch drawings providing details of the proposal including floor plans for each floor of the proposed building together with at least sketch elevations that are sufficient to indicate the initial architectural approach and the materials proposed. Drawings should also show any adjacent buildings to identify the context of the scheme.

Current view



Proposed development



Cladding material to be sympathetic to UPVC windows or the same colour as the masonry paint on the house and garage wall

Framing and materials for the development

Size	14.68 sq m
Wood	
Batons andf Celotex	
Plastic	
Gravel	

Floor layout

- Celotex will be used for insulation under floors, in walls and in the roof
- Celotex will be held between the batons of wood and wood used for framing
- Felt will be used for the roof
- Expanding foam to be used to fill any gaps
- Flashing or similar materials to be used to make ends of the development watertight where it connects to the house/garage
- No heating or electricity will be permanently fixed to walls or ceiling (free standing oil fired radiator and lights will be used with an extension cord for lights/heating)

Framing

