

# **SUPPORTING INFORMATION**

## **REAR OUTBUILDING AT 48 BENSLOW RISE, HITCHIN SG4 9QY**

### **INTRODUCTION**

- the property does not have any national, local or site-specific restrictions
- the proposed outbuilding has a simple, flat roof with no roof lights or lanterns
- it does not include a verandah, balcony or raised platform

### **HEIGHT**

- the outbuilding is single storey
- no excavation works or raised solid base are required as ground screws are to be used
- its eaves, as well as its total height, would be 2.5m when measured from the adjacent natural ground level

### **COVERED GROUND AREA**

- the property benefits from a generously-sized garden measuring over 20m in depth
- the house has been extended via a conservatory in 2002 (Application **02/00997/1HH** refers)
- there are no detached buildings or structures etc that need to be included in the calculations
- the development would cover an area measuring just 20.7sqm (including the overhang, as required)
- taking the above into account, and excluding the original dwelling, no more than 50% of the curtilage would be covered by buildings, enclosures and containers

### **POSITION**

- all parts of the outbuilding would be behind the principal elevation of the original dwelling
- it would be set in from the curtilage boundaries and would not exceed the lower 2.5m height threshold that applies

### **USE**

- the outbuilding would be incidental to the enjoyment of the dwelling
- the main room would be used as a home office / study and relaxation space - an indicative layout is shown on **Sheet 05**
- a storage area for garden equipment etc, served by its own external door, is incorporated into the overall layout on one side