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# Planning application for construction of an outbuilding in the back garden to replace the existing one at 37 St Martins Approach, Ruislip, HA4 7QH

## Planning and D&A statement

This application seeks to replace an existing outbuilding at the far back of the garden of a detached house at 37 St Martins Approach.

The proposed outbuilding is to be used as ancillary space (gym, study, playroom) to the main dwelling house at 37 St Martins Approach.

The outbuilding is not intended for use as standalone accommodation and the only access to the building is via the main house.

The natural construction materials and hipped roof with low ridge level adjacent to the boundaries with the neighbouring properties ensures that the visual impact of the proposal is minimum. The scale of the outbuilding is proportionate to the size of the garden.

Due to the proximity of trees, an arboricultural report is submitted as part of the application and the applicants will ensure that a structural engineer is engaged in due course to provide a design that protects the roots of adjacent trees as well as ensuring the safety of the new construction.

## Photographic evidence

The following pages show the existing outbuilding and garden.







