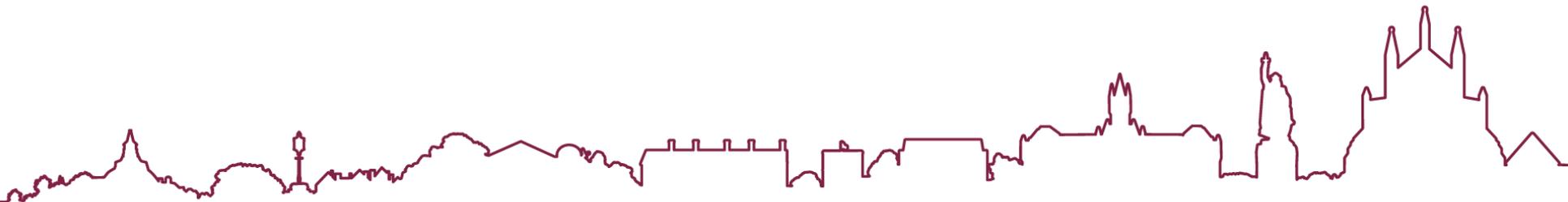


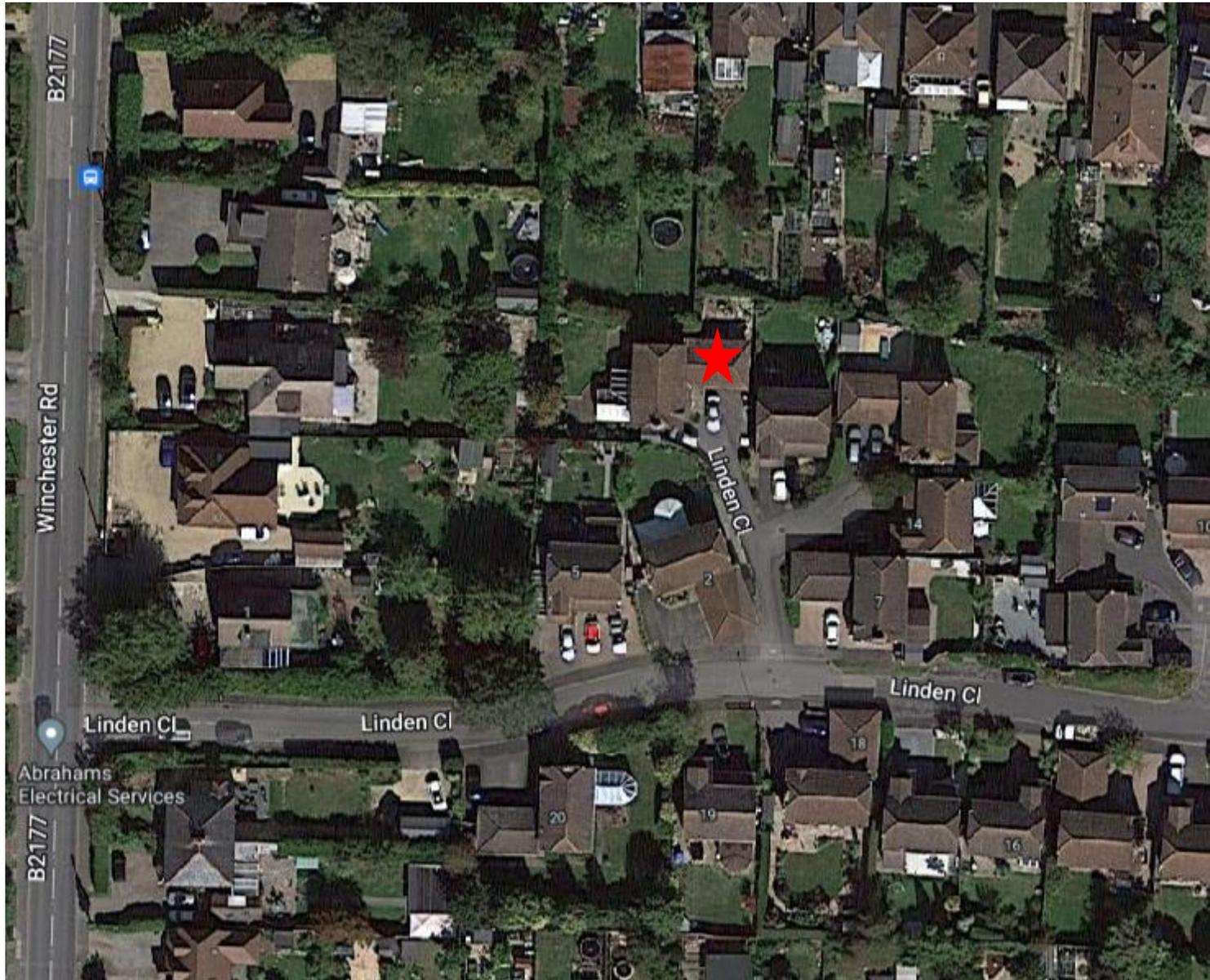
**3 Linden Close
Waltham Chase
Southampton
Hampshire
SO32 2TZ**

Retrospective planning on retention of garden building.

Reference : 23/01500/HOU



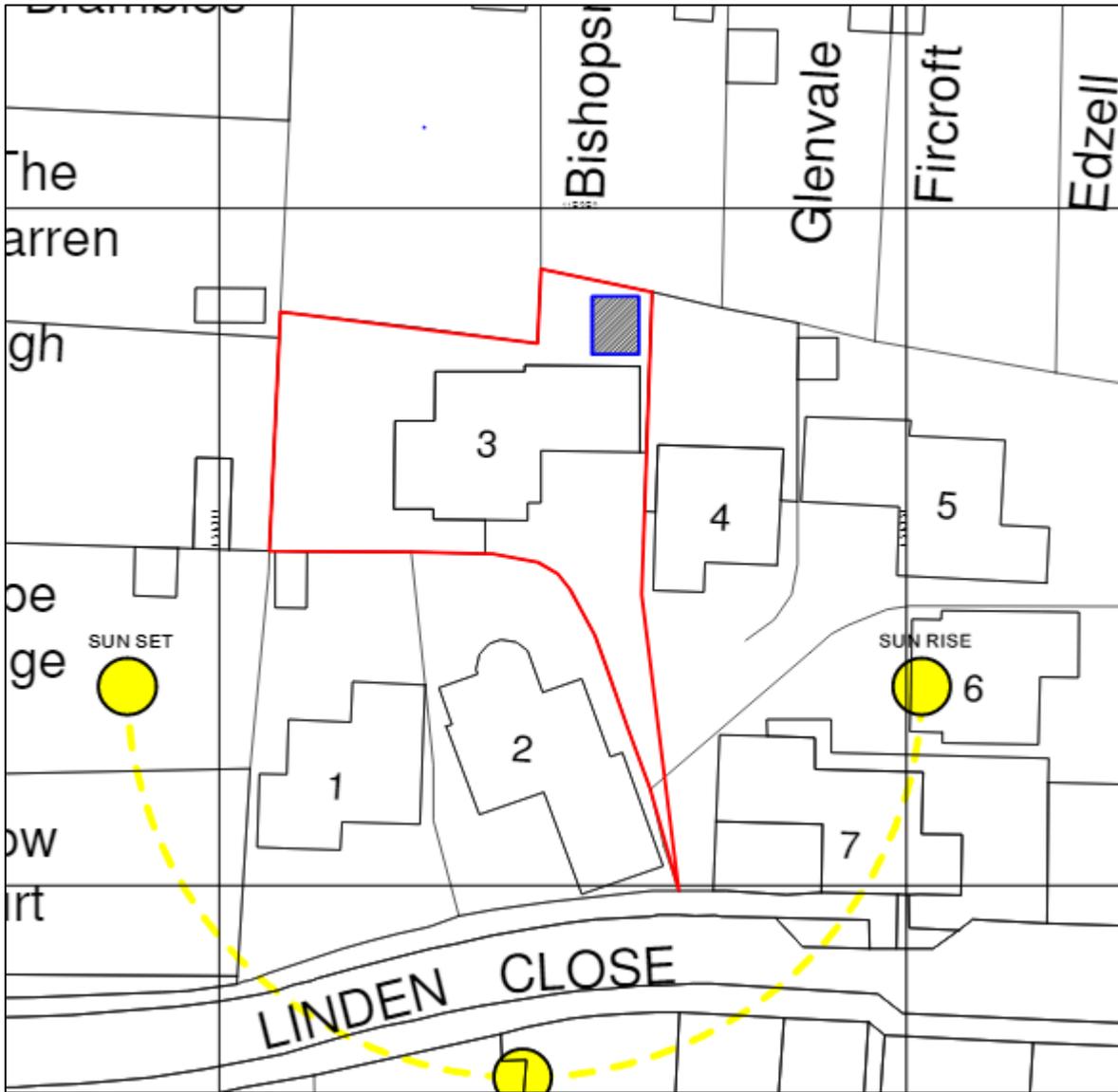
Site Location



North



North

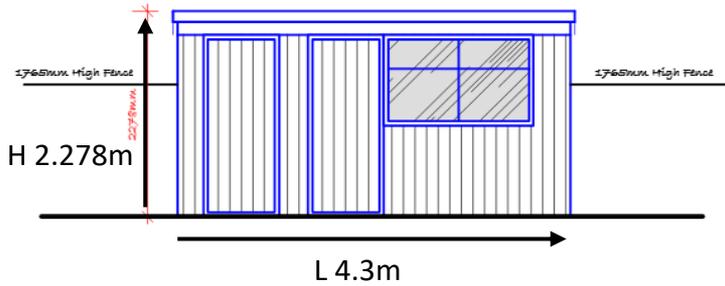


Proposal:

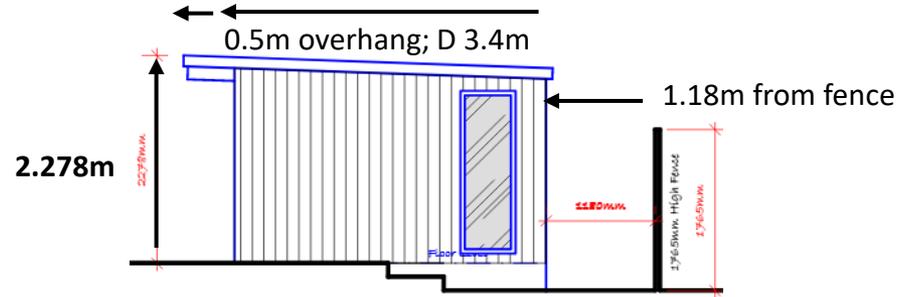
Retention of garden building partially-built on site in rear garden.



Proposed Front with 2 doors, window (east)



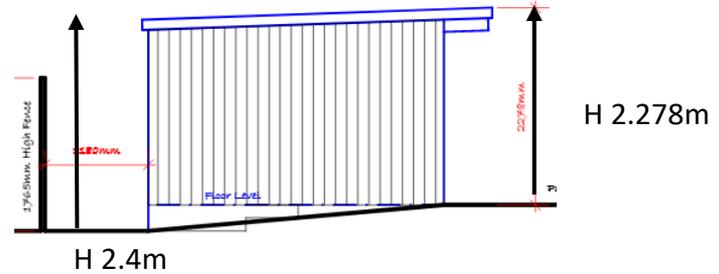
Proposed Side (south) with window panel



Proposed Rear (west) behind fence panel

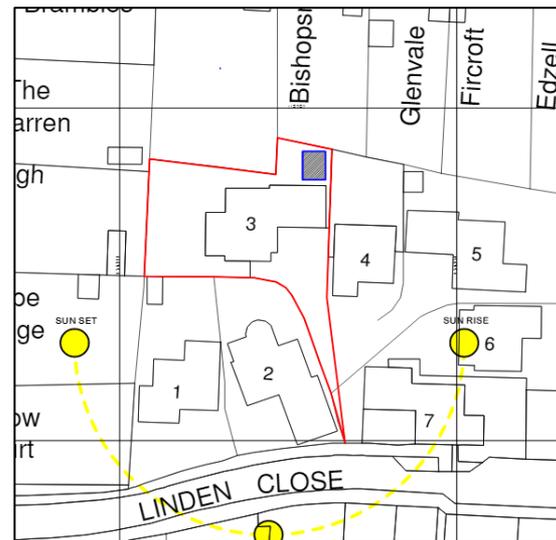


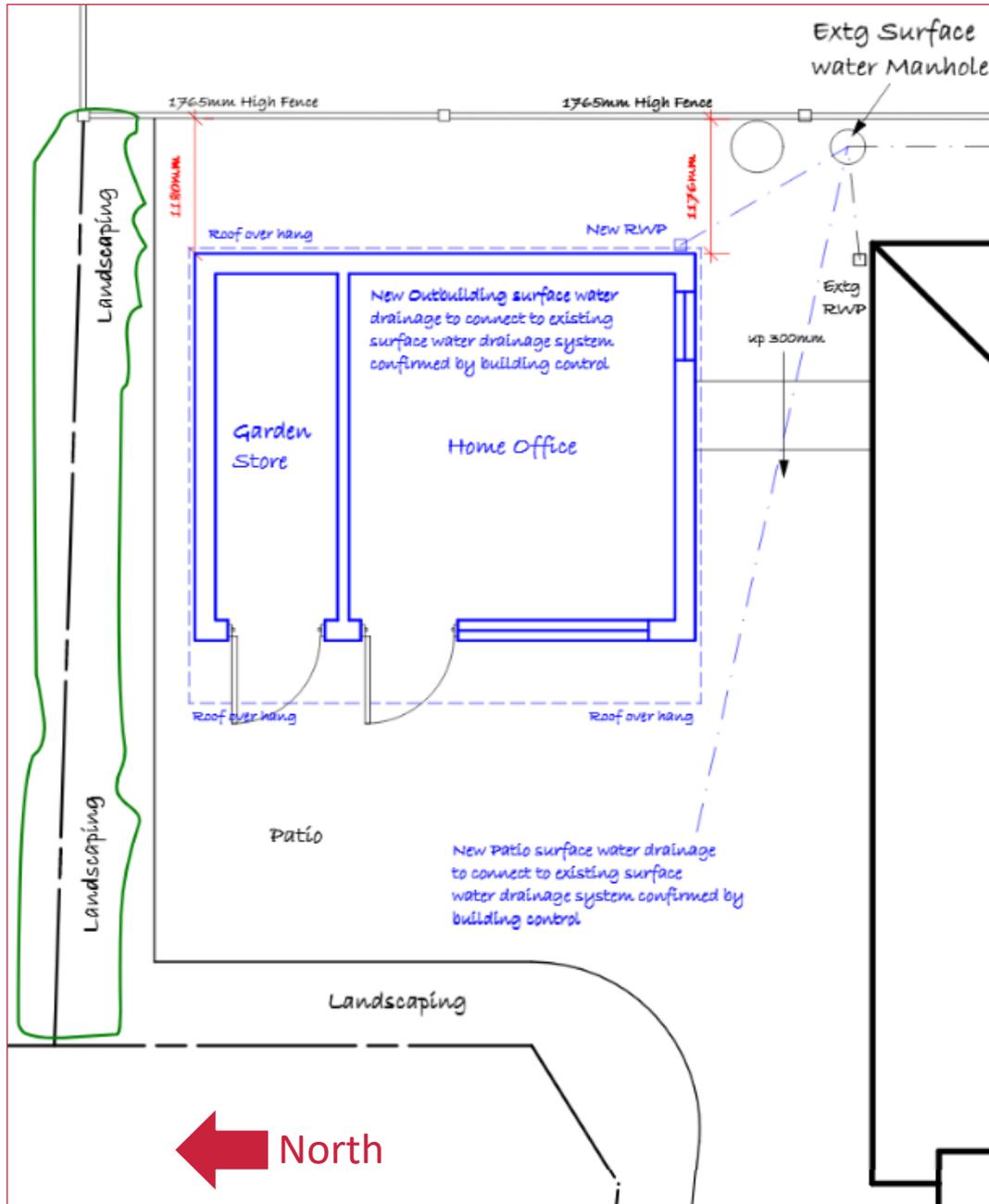
Proposed Side (north)



Materials:
 Timber cladded walls
 Rubber flat roof

Building set into shallow slope of land
 H 2.4-2.27m x L 4.3m x D 3.4m





Site Plan

- Building positioned within former block-paved patio of rear garden
- Use for home office with additional garden storage
- To be accessed from rear integral garage of dwelling.
- Drainage for building to be connected into existing surface water drainage system
- 1.18m gap retained between building and fence (east) and 1m boundary (north)

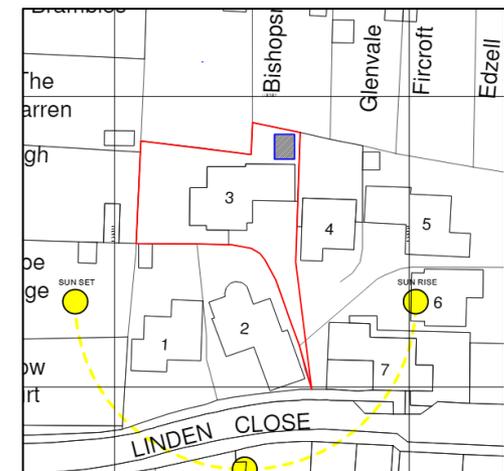




Photo 1

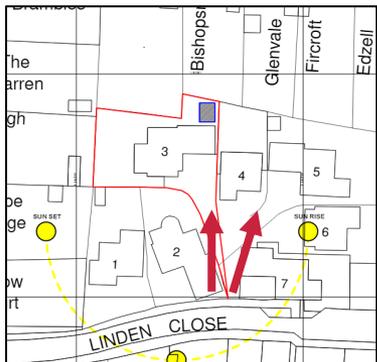
Photo 1 – No.3 Linden Close (left) and No.4

Photo 2 – No.5 and part of No.6

Hardstanding and shared drive continues to edge of Linden Close.



Photo 2



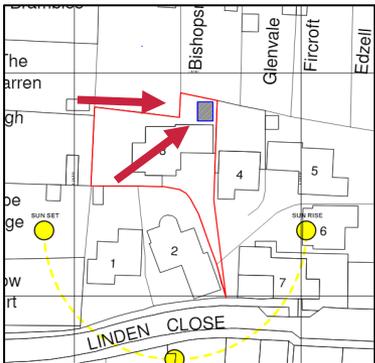
North



2012 – previous hardstanding



Photo 4



**Photo 3 – Previous hardstanding
(Source: Rightmove 2012)**

**Photo 4 – Retrospective outbuilding
(to be finished)**

**Photo 5 – evidence of previous
hardstanding adjacent building**



North



Photo 5



Photo 6



Photo 7



Photo 8

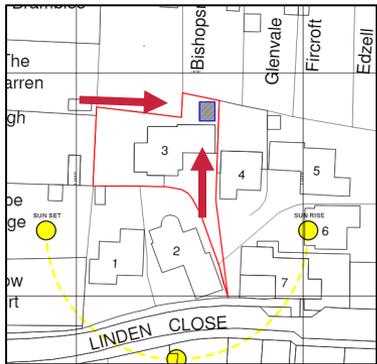


Photo 6 – inside of building in the office room

Photo 7 – inside garden storage

Photo 8 – demonstrates 1.18m gap to boundary fence (east)



North

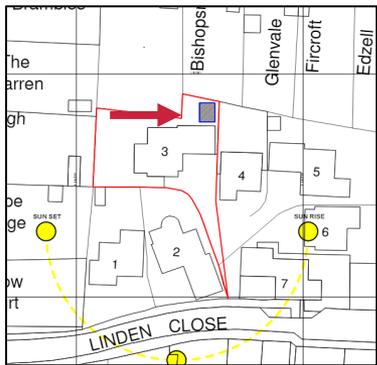
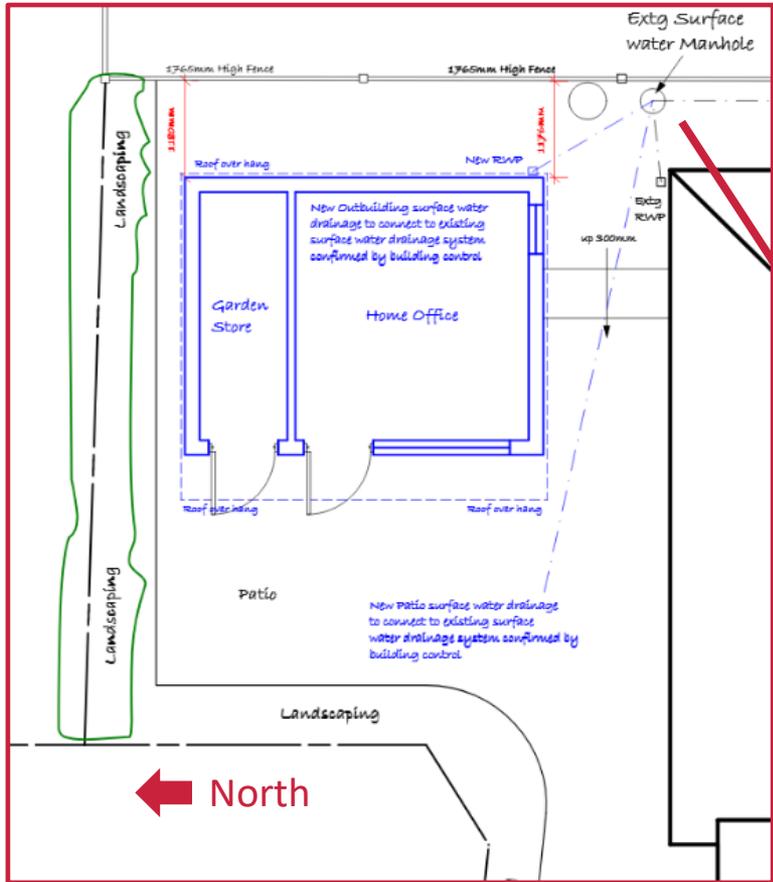


Photo 9 – location of existing inspection cover for surface water drainage system.





Photo 10



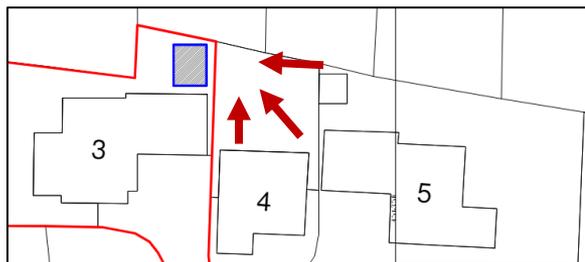
Photo 11

Neighbouring Amenities – No.4 Linden Close

Photo 10 – view from rear elevation of no.4 Linden Close

Photo 11 – view from rear elevation to include width of garden and 2nd seating area (west)

Photo 12 – view from 2nd seating area back toward building



North



Photo 12



Photo 13



Photo 14

Neighbouring Amenities – No.5 Linden Close

Photo 13 – view from rear garden, looking west

Photo 14 – side pathway between no.5 garage and no.4 boundary fence

Aerial photo 15 – distance of 13m approx between pathway and proposed building

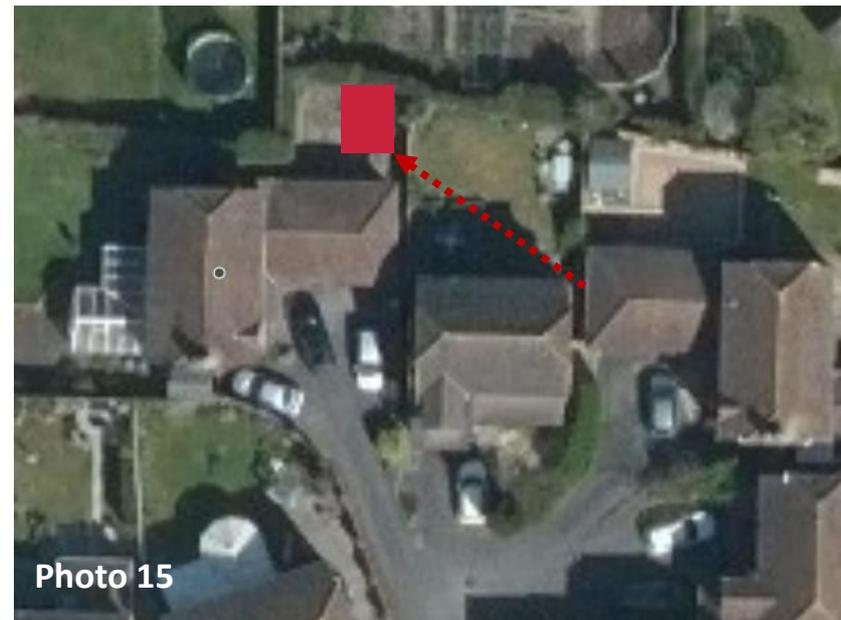
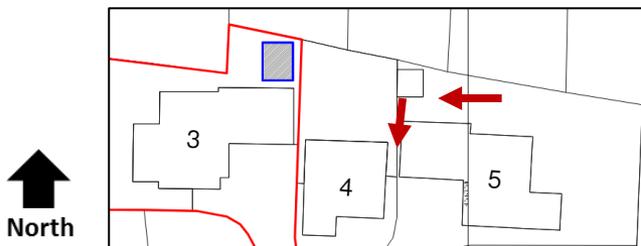


Photo 15



North



Photo 16

Recommendation: Approval

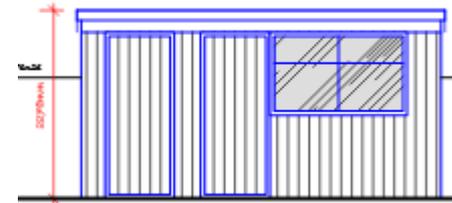


Photo 17

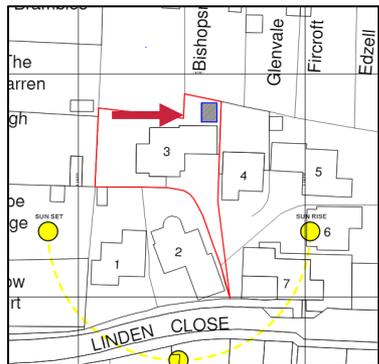


Photo 16 – building's front elevation

Photo 17 – addl view from adjacent no.4 Linden Close – building's rear elevation



North