

## **A Garden Room – your own personal space in the garden with all the comforts of being indoors.**

A garden room is a free standing structure in the garden, typically built with large windows, so that you can be outside of the house and also enjoy the comforts of being indoors. A garden room can be a place to relax, a studio to inspire creative work or an office, which is perfect for people who work from home. A garden room adds a comfortable extra space to the main building and raises its value.

A garden room is usually rectangular in shape, but it can also be extended according to the wishes of the homeowner. Garden rooms have many windows which can be up to the size of the entire wall, to allow plenty of light into the space and give the feeling of being outside. These windows are double glazed and energy efficient to ensure a stable indoor climate regardless of the weather outside.

The construction of the garden room is also of higher quality than that of a regular garden shed to make the garden room weatherproof and ensure a comfortable indoor temperature. To make the garden room truly habitable it should follow the same design and building rules that apply to a modern residence. Since the garden room is an extension of the main house, you are probably going to want to use it all year round – high quality materials and construction will allow you to do so!

Garden rooms can essentially be anything you like – an office, a studio, a guesthouse, a quiet place for relaxing or meditating, or a place to entertain your friends. The standard one room space can be modified to include additional small rooms like a bathroom, a storage room, a kitchen or a reception area.

### **The advantages of a garden office**

Now when communication has been made easier than ever and more people decide to work from home. It allows you to save time and keep your personal and work life in balance. On the other hand, working from home has some challenges. Your house might not have enough room for an office so you may have to take over half of your living room for working. There are also many distractions at your home and it might be difficult to avoid the noise and busyness of the house.

This is where a garden office can help out. It draws a line between home and work, which allows you to concentrate on your work in the garden office, but on the other hand also lets you close the office doors at the end of the day and leave work issues behind to spend quality time with your family in the main house.

## **Do you have to apply for a Planning Permission?**

The need to apply for a Planning Permission for a garden room depends on the following points:

- where you live
- the shape and height of the building
- the positioning of the building
- additions to the garden room (decks)
- the future use of the building

A set of rules called Permitted Development, which states what type of buildings need or don't need a Planning Permission. We will give you a general overview about the rules that apply to a garden room, and a garden office.

### **Where do you live?**

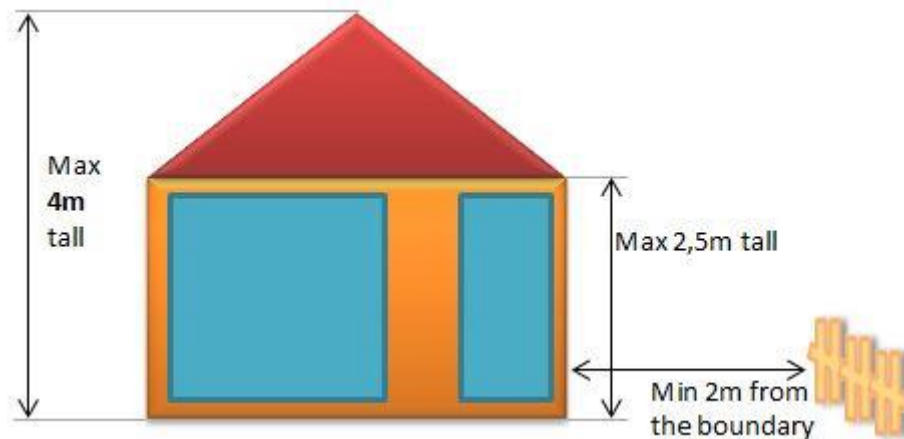
If you live in a listed building, national park, the Broads, a World Heritage Site or an area of Outstanding Natural Beauty, you have to apply for a Planning Permission. If you do not live in the before mention areas, then you can find out if you need a Planning Permission by following the next four points.

### **The shape and height of the garden room and it's positioning on your plot**

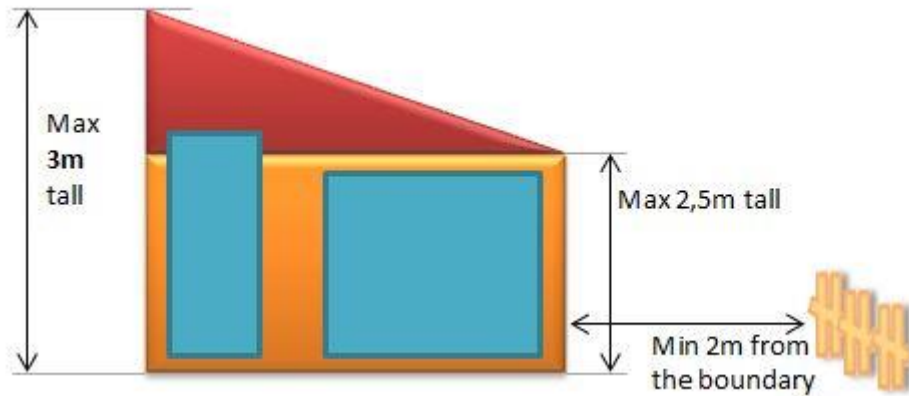
You will always need a Planning Permit if wish to position your garden room in front of the garden. If you plan to build your garden room in the back garden, the need for a Planning Permission depends on other factors like the size and shape of the gardening room and how you are going to use it in the future.

Here are the limits that do not require a Planning Permit:

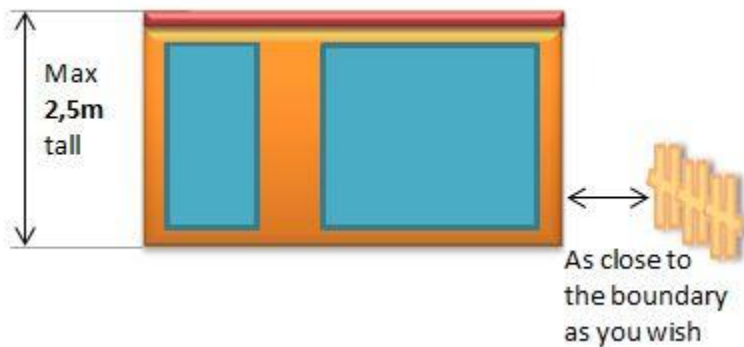
- a) Garden room with a dual pitched roof:



b) Garden room with a mono pitched roof:



c) Garden room with a flat roof:



### Additions to the garden room

If you would like to add a deck to your garden room there are a few factors to keep in mind. Raised decks usually require a Planning Permission, but according to the rules you can add a deck without a Planning Permission if it is less than 30 cm off the ground and if the deck and garden room together do not cover over 50% of your garden.

You also have to take into account any other outbuildings and extensions you have in your garden. The rule is that all the outbuildings and extensions can be no more than 50% of the land around the original main house.

### Future use of the building

You do not need a Planning Permission if the use of the garden room is incidental to the use of the main house. For example a studio, guesthouse (not for business purposes) or a simple garden sitting room can be built without a Planning Permission. Garden rooms are often used as garden offices for business purposes. Here there is no definite rule that all garden offices need a Planning Permit, it depends on the individual circumstances. If you have many clients

visiting your garden office you need to check whether or not your garden office needs a Planning Permission.

### **Conclusion – key points to remember!**

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Garden rooms can essentially be anything you like – an office, a studio, a guesthouse, a quiet place for relaxing or meditating, or a place to entertain your friends. You can also add small extra rooms in your garden room (i.e. a bathroom, storage room, kitchen, reception area).

A garden office helps people who are working from home to draw a line between home and work. It allows you to concentrate on your work in the garden office, but on the other hand also lets you close the office doors at the end of the day and spend quality time with your family in the main house.

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