

## **Planning Permission: 10 Leathwaite, Whitehaven, CA28 7UG**

We bought our home in December 2020, the property had not been touched since it was built in 1969. To the rear of the property, there was a conservatory (built before planning permission was required) which was attached to the back of the kitchen, sharing the kitchen window. This was the main access to the rear of the property- the back door was situated in the kitchen, which led to 2 doors- 1 door leading to the conservatory, 1 door leading to the back garden (via steps).

Whilst carrying out our renovation, we decided that it would be more cost effective to knock down the conservatory due to several reasons. 1. The conservatory was taking up a lot of our garden space, whilst also blocking sunlight to the minimal space we had, 2. The conservatory had no central heating and therefore would need more work than we deemed necessary, and 3. It was attached to the kitchen window which we had seen as an eye sore.

Upon knocking down the building, we decided that it would be more cost effective to keep the raised base, as this boasted storage space, which was very practical, and to remove the rest of the structure, digging machinery would have been required- which we would have been unable to get into the garden providing how small the side access to the rear of the property is.

Upon renovating our home, we decided to make many changes to the layout, this included making the downstairs area open plan- which meant that the kitchen wall (leading to the dining & living room) was knocked down, an RSJ was fitted, and the back door was blocked up to create more kitchen space. This resulted in having to turn our dining room window into patio doors, as we had no other place to fit a door.

For 3 years of living in the property, our garden remained untouched due to us needing to save enough money to be able to get our garden exactly how we wanted it. This meant that we had no access at all to our garden (via a door) as our patio doors had a 4-5ft drop due to living in a split-level property. This not only goes against building regulations, as we did not have 2 safe fire exits, but also made it very difficult for ourselves as we would have to access the garden via walking around the property.

In April 2024, we finally made a start to our garden, we decided to put decking along the pre-existing base left over from the conservatory, but due to us already having steps (that led to the garden from the conservatory) we had a small wall built to join the existing base, to our patio doors. We did not want steps leading from our patio doors, as not only would these be a death trap with how steep they would need to be due to the length of our garden, but these would also not be practical in terms of meeting building regulations. (Note: if we were to have put steps leading out from the doors- we would still be at the exact same height as what the decking is).

The decking area is simply a means of having a safe exit from our home, we do not wish to use this to sit on, as we have the patio area for this, and when exiting our property- we turn away from our neighbouring property to get to the patio, meaning that we will not be overlooking their garden.

We were completely unaware that planning permission was required for this- as we most definitely would not have started the work if we already knew.