



Surveying Your Garden Checklist

Why Size Matters To Your Local Planning Authority - Action point: Get some graph paper. Find out (or measure) the overall footprint of your main house and garden area (you can usually find this on a site location plan or in your house deeds and plans) and plot them out on the graph paper. Add in the overall footprint of the iHUS annexe you are thinking of having. If you have LESS than 50% of your garden area left once you have added your annexe to your plan it's probably too big.

Flat Roof Or Pitched Roof? - Action point: View your garden and neighbouring properties from where you are thinking of siting your annexe. Turn 360 degrees and make notes of everything you notice, whether it's trees, buildings, neighbour's windows, neighbour's extensions etc. Ask yourself what would you be happy with if you were them?

Main Service Connections - Action point:- Locate your electric fuse box and measure the distance from your fuse box to the middle of the proposed annexe location. We include 10 metres within the price of the annexe with an additional cost per linear metre if required.

Water & Sewerage - Action point: Locate your mains sewer manhole if you can and make a note of any external pipes that are connected for water purposes.

Neighbours - Action point: Talk to your nearest neighbours about your project to gauge if they have any particular issues.

Trees, Bats & Other Protected Wildlife. Listed Buildings, Conservation Areas & Areas Of Outstanding Natural Beauty- Action point: Find out if you have any potential factors such as wildlife or conservation that can potentially affect your planning permission from being granted.

Access For Deliveries And Machinery - Action point: Think about the road access to your home and any narrow lanes, low bridges or problems you've already had with deliveries. Also make a note of all access points to the proposed site of your annexe for deliveries during the build.

Previous Planning Permissions / Extensions - Action point: Find out if there are any historical planning application refusals on your home (even if they were with a previous owner.)

Planning an annexe in a back garden is a complex and major project to undertake. If you need any help we are right here ready to offer the best advice to you and we can help you survey your garden like a pro with our free on-site consultation services. Or simply call us for a quick chat on 0808 1641111 and we'll be happy to help!