

1. Our plan is to convert the left side of the garage shown in image 002.jpg into an office with a small toilet / shower room behind this for guest use.
2. As you can see from the car parked outside, the garage is not large enough to park a car in and we have ample alternative parking within the property boundary on the other side of the house.
3. We would like to replace the garage door with a window in the upper half of the door space. The window would match the surroundings with a black wood frame and could retain the character of an opening with timber clad studwork filling the garage door opening with windows set within.
4. The internal measurements of the left side of the garage are length = 5.95m, width 2.95m and height 2.23m and this space would be divided internally with stud walls and well insulated so as to retain heat.
5. The toilet would be plumbed into a 10mm waste pipe already in place in the garage which drains water from the appliances in the utility room into mains drainage.
6. The right side of the garage would be partitioned off so as to retain storage space and accessed via an internal door and also the door seen in image 002.