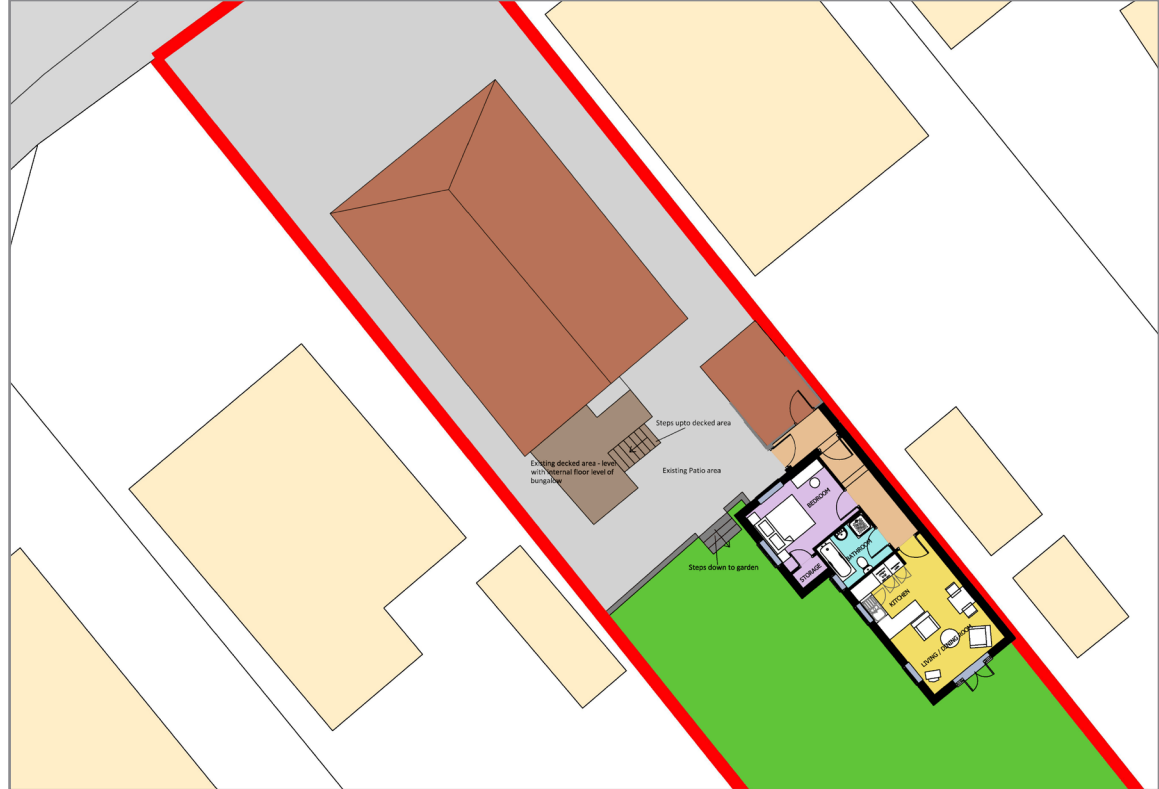


# CASE STUDY



## PROJECT

OLIVE CLOSE, COSTESSEY, NORWICH

**New build one-bedroom self-contained annex within the rear garden of existing property**

## CLIENT

Mr and Mrs W

## SERVICES

Architecture and planning from feasibility study and submission and approval of planning - Building regulation drawings were not required

Mr and Mrs W contacted Fusion 13 to provide a feasibility study, designs and subsequently obtain planning approval for a new build self-contained annex in the garden of their dwelling. The annex would allow Mr and Mrs W's daughter to live independently without leaving the family home.

The site posed a series of challenges. Awkward site levels and a significant sloping garden meant windows were only possible on two elevations due to the proximity to a neighbouring dwelling. The annex was successfully designed to minimise impact to the adjacent neighbour, who was fully supportive of the project.

At the time it was local authority policy not to allow 'new build' dwellings in the garden of another dwelling. However, through meaningful negotiation and reworking the design Fusion 13 were successful in obtaining planning permission therefore satisfying both the client and the local authority.

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info@fusion-13.co.uk

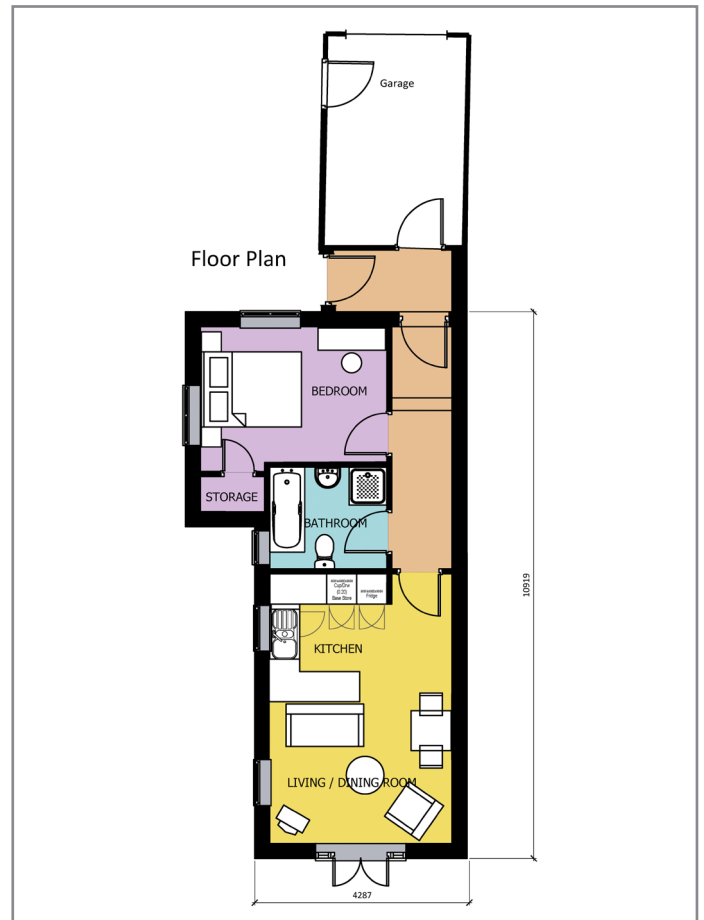
www.fusion-13.co.uk

Fusion 13

Architectural & Planning Services

# Architectural & Planning Services

## CASE STUDY



*Overleaf:*  
Development plan showing existing dwelling and garden and proposed annex

*Right:*  
Proposed plan

*Below:*  
Proposed elevations

