**Heavy Duty Summerhouses April 2025**

**Garden Room**

3m Wide x 2.4m Deep (10’ x 8’) £4920.00

3.6m Wide x 3.0m Deep (12’ x 10’) £5790.00

3.6m Wide x 3.6m Deep (12’ x 12’) £6107.00

4.8m Wide x 3.0m Deep (16’ x 10’) £6343.00

4.8m Wide x 3.6m Deep (16’ x 12’) £6900.00

**Standard Features**

* Tongued and grooved cladding 19mm x 125mm (15mm finished size)
* Tongued and grooved matchboard floor and roof, 16mm nominal, 12mm finished size
* 75mm x 47mm framework throughout (3” x 2”)
* Roof purlins 100mm x 47mm (4” x 2”)
* Black Onduline roof
* Single glazed toughened glass throughout
* Brass door and window furniture, one set of 5’ double doors and two window.
* 600mm Front Roof Canopy

**Garden Room Extras**

2.4m wide Bi-fold doors + £2196 (Double Glazed as standard)

300mm Square Wings + £144

Tapered Wings + £166

300mm Decking (12mm boarding) + £21 per running metre

Additional Windows – Please see optional extras price list

**The Alcove Studio**

The price of a Studio with Studio doors and 2 studio windows + extra £495.00 for the alcove

Features a Black Onduline Roof, Guttering and Downpipes,

**Heavy Duty Corner Summerhouse**

3.6m Wide x 3.6m Deep £6414.00

Featuring Black Onduline roofing, Guttering and Downpipes, 1 x set of 5’ wide studio style Summerhouse doors and 2 x sets of studio style windows

*\*All prices include, VAT, Delivery and Erection onto a levelled and prepared base, in our 70 mile delivery radius\**

**PLANNING PERMISSION GUIDELINES**

Rules governing outbuildings apply to sheds, greenhouses and garage as well as other ancillary garden buildings such as swimming pools, sauna cabins, kennels, enclosures (including tennis courts) and many other kinds of structure for a purpose incidental to the enjoyment of the dwelling house.

Under new regulations that came into effect on 1st October 2008 outbuildings are considered to be permitted development, not needing planning permission subject to the following limits and conditions:

* No outbuilding forward of the principle elevation fronting a highway
* Outbuildings and garages to be single storey with a maximum eaves height of 2.5 metres and maximum overall height of four metres with a dual pitched roof of three metres of any other roof.
* Maximum height 2.5 metres within two metres of a boundary.
* No verandas balconies or raised platforms. No more than half the area of land around the “original house”\* would be covered by additions or other buildings.
* In national parks, the broads areas of outstanding natural beauty and world heritage sites the maximum area to be covered by buildings, enclosures, containers and pool more than 20 metres from house to be limited to 10 square metres.
* On designated land\* buildings, enclosures, containers and pools at the side of properties will require planning permission.
* Within the curtilage of listed buildings any outbuildings will require planning permission.

\*The term “original house” means the house as it was first built or as it stood on 1st July 1948 (if it was built before that date). Although you may not have built an extension to the house, the previous owner may have done so.

\*Designated land includes national parks and the broads, areas of outstanding natural beauty, conservation areas and world heritage sites.

**BUILDING REGULATIONS**

IF you want to put up small detached buildings such as a garden shed or summerhouse in your garden, building regulations will not normally apply if the floor area of the building is less than 15 square metres. If the floor area of the building is between 15 square metres and 30 square metres, you will not normally be required to apply for building regulations approval providing that the building is either at least one meter from any boundary or it is constructed of substantially non-combustible materials. In both cases, building regulations do not apply ONLY if the building does not contain any sleeping accommodation.

*The above is a guide line only and Kirton sectional buildings will not be held responsible for any planning permission required for a specific building or area.*