

The submission includes the completed application form together with drawings for the proposed garage and garden room. At the time of purchasing the property, the site contained a number of existing outbuildings, including an unusable garage located at the front of the property, accessed from Outfall Lane. The proposal seeks to reinstate these outbuildings and improve them so that they are once again fit for use plus for vital storage. The proposed garage and garden room leaves the approved landscape scheme (Application 23/0379) unchanged.

As demonstrated in the accompanying photographs, there were previously substantial outbuildings on the site, including a garage, multiple single-storey outbuildings, totalling 68m² and a double-storey structure formerly used for housing pigeons. Unfortunately, the existing garage could not be retained due to its structurally unsafe condition and the presence of an asbestos roof. The outbuildings were also unfit for use and structurally unsafe plus unsafe electrics, again the reason for removal.

The proposed Garden Room falls within the guidance for permitted developments, and the scale of the garage and garden room combined has been designed to reflect and align with neighbouring properties. Photographic references below of neighbouring dwellings have been provided for comparison. As shown, both neighbouring properties benefit from having multiple outbuildings of various sizes plus at various locations within their curtilage such as on the side and front of their dwellings without adversely affecting neighbouring amenities or having a negative impact on the surrounding environment.

The proposed garage and garden room are sympathetic to the design and character of the existing dwelling (under construction) and will not harm the amenity of neighbouring occupiers. Furthermore, the outbuildings will not appear as an incongruous form of development, nor will they result in any demonstrable harm to the Special Landscape Area, countryside, or green wedge.

Garage - Materials & Size

Roof – Dark Grey Concrete Tiles (Same as dwelling)

Exterior Finish – Cream Render with Stone Cladding (Same as Dwelling)

Garage - 33m²

Front Curtilage – 528m²

Garden Room – Materials & Size

Roof – Single Ply Membrane (Same as dwelling)

Exterior Finish – Cream Render with Stone Cladding (Same as Dwelling)

Garden Room – 48m²

Rear Curtilage – 1305m²

Continued

Garage



Outbuilding 1



Outbuilding 2



Outbuilding 3



Continued

Neighbouring Dwelling 1



Neighbouring Dwelling 2



Neighbouring Dwelling 2



Continued

Neighbouring Dwelling 2

