



LAWFUL DEVELOPMENT RESPONSE – 01.02.2024

Application: 23/02813/CLD

Proposal: Construction Of Building For Garage Space And Space Incidental To Enjoyment Of Dwellinghouse

Location: Alderley, Water Lane, Tarbock

1.0 PLANS

1.1 The drawings have been amended as follows:

- a. Drawings A1076-501, 502 & 503 have been revised to revision A.
- b. Scales have been corrected.
- c. The eaves height has been amended so it is less than 2500mm. This is measured on the face of the external wall from the ground to the imaginary line where it penetrates the roof as per the technical guide.
- d. The building has been shortened by 800mm to ensure it is well within the 2000mm minimum from the boundary and sufficient space so it does not impact future planting.
- e. A tree T3 has been removed from the plan (northeast corner) as it does not exist; it was removed in a historic application.
- f. The proposed entrance has been omitted as it has not been constructed yet.
- g. The eaves have been added to the site plan for clarity.
- h. Further dimensions have been added for clarity.

2.0 DESCRIPTION OF DEVELOPMENT

2.1 The anticipated usage of the outbuilding is limited to:

- a. Garage – [REDACTED] (and other larger garden machinery, e.g. log splitter) and workspace for repairs/maintenance,
- b. Leisure – plunge/swimming pool/swim spa, sauna, gym equipment, sun lounge area,
- c. Plant room – electrical equipment.

2.2 For the sake of clarity:

- a. Within the scope of the outbuilding's intended usage, its size is both reasonable and necessary.
- b. The outbuilding's usage is described as incidental because it is subordinate in nature and one that is secondary and supplementary to the primary use of the main residential dwelling.
- c. The outbuilding will **not** be used as additional or self-contained living accommodation, e.g. sleeping, etc.

2.3 The portion of the existing pool that fits within the building will be used for swimming; the remaining portion will be covered over and utilised for pool services, i.e. pipework.

3.0 WITHIN 2000MM of BOUNDARY

3.1 See revised drawings with dimensions to clarify the outbuilding will be 2000mm clear of the boundary.

4.0 INTERPRETATION OF EAVES HEIGHT

4.1 See revised drawings with dimensions to clarify that the outbuilding eaves will be less than 2500mm high, as the technical guide measures.

5.0 IS THE BUILDING INCIDENTAL TO THE ENJOYMENT OF THE DWELLING

- 5.1 See section 2.0 and the associated points to clarify that the proposed building is incidental to the enjoyment of the dwellinghouse.
- 5.2 It is obvious that once [REDACTED] are in the garage section of the outbuilding, this will take up most of the space, demonstrating that it is suitable. Moreover, as the applicant does not have a garage, this will be the sole garage.
- 5.3 It is recommended that a domestic pool for 1-2 people should be 7.6m x 4.3 at a minimum. A pool also requires underground drainage, a pool plant, and circulation around the pool. Bearing this in mind, the space for the pool is suitable.

6.0 SOLAR PANELS

- 6.1 The solar panels will be integrated (in-roof) into the building fabric, i.e. obviating the need for roofing tiles. Examples include Marley's SolarTile and Viridian's Clearline Fusion solar photo-voltaic systems. Figure 1 illustrates Viridian's system on a garage/garden room outbuilding.



- 6.2 The use of all-black, integrated panels should minimise the impact on the appearance of the outbuilding and the surrounding area. The location of the panels will cause no impact on the amenities of nearby properties and no loss of potential sunlight to them either.

- 6.3 Although the solar PV panels may be partially visible from the road, they do not face the front of the road.
- 6.4 A solar PV system will significantly improve the energy efficiency and sustainability of the property, and while siting it on the main dwelling's south-facing principal elevation is an option, the outbuilding is the preferred option as it contributes no appreciable historical, aesthetic value to the Tarbock Green conservation area.
- 6.5 The scale of the proposed solar PV system is based on the available 3-phase supply, the anticipated power demands of the property and the incorporation of battery storage and provision for the charging of one or more electric vehicles.