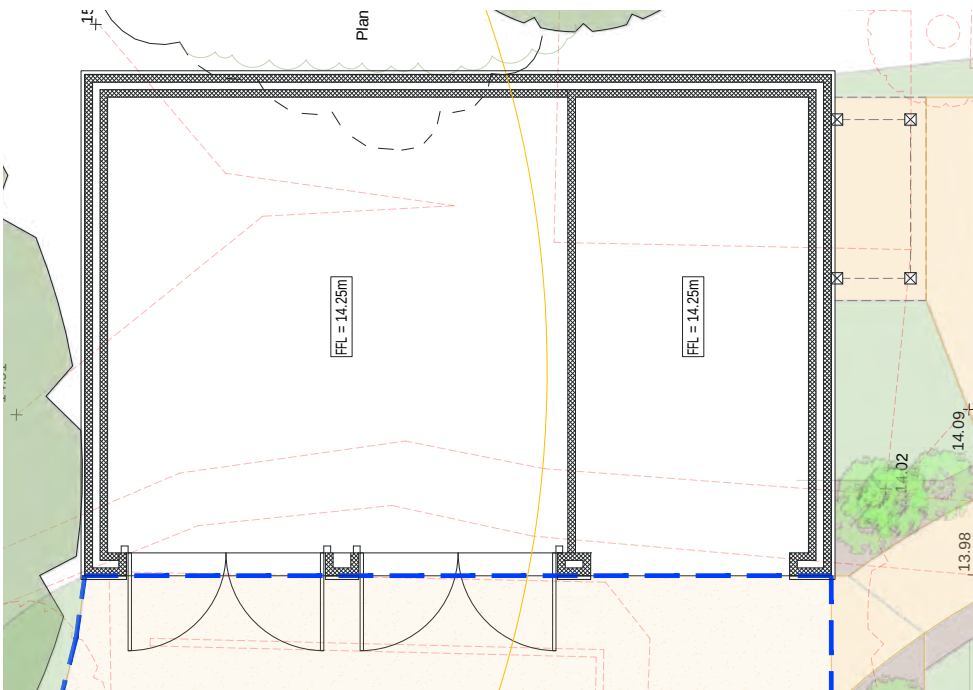
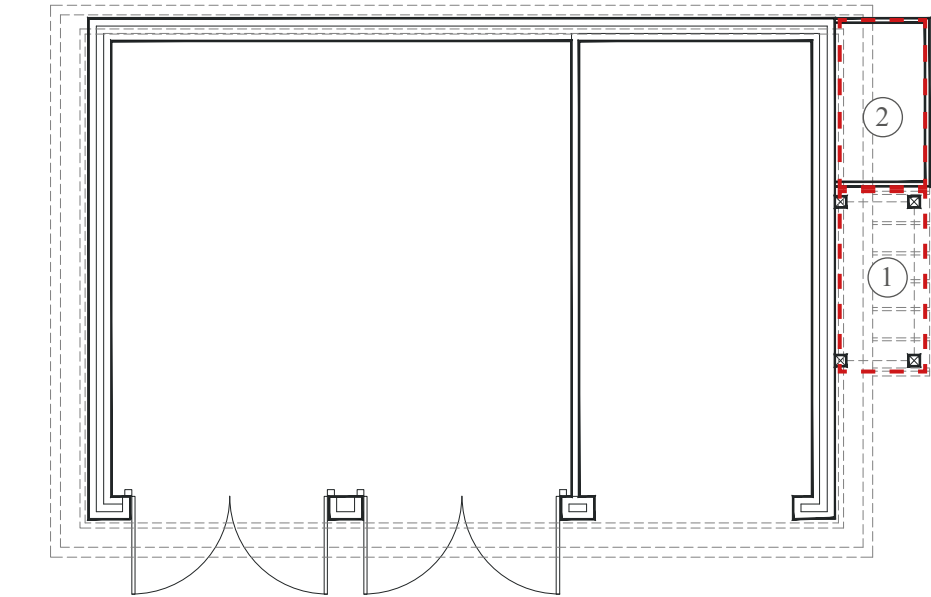


JUSTIFICATION
GARAGE



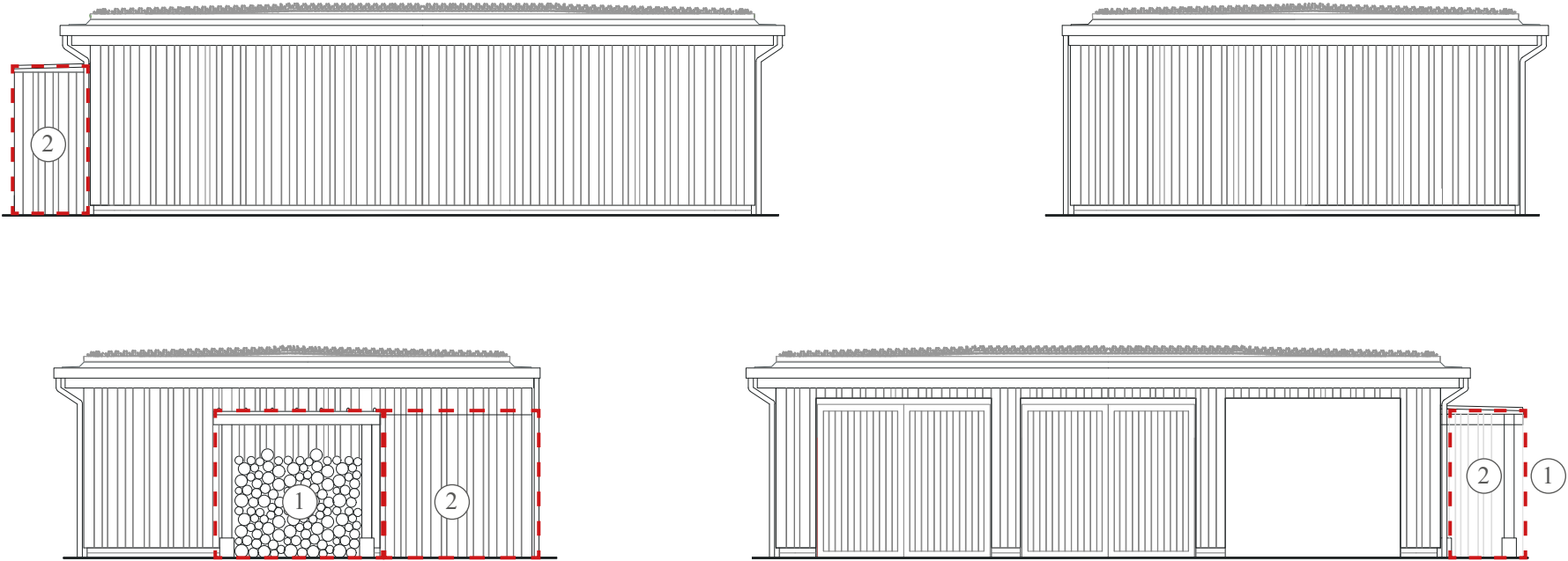
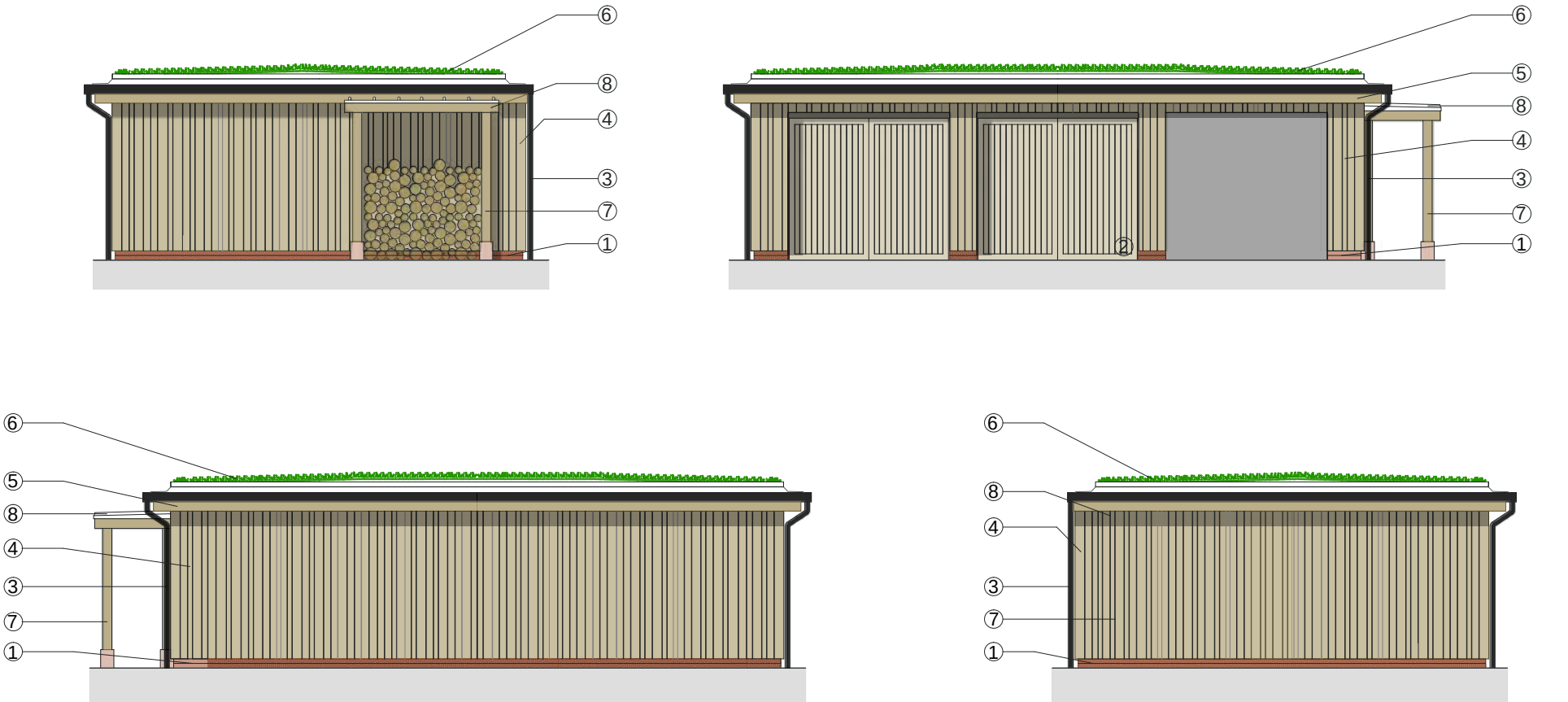
1. Approved Garage Drawings



2. Proposed Garage Drawings

KEY:

- Highlighted area of deviation
- 1 Timber log store
- 2 Irrigation tank enclosure



JUSTIFICATION

IRRIGATION TANK ENCLOSURE

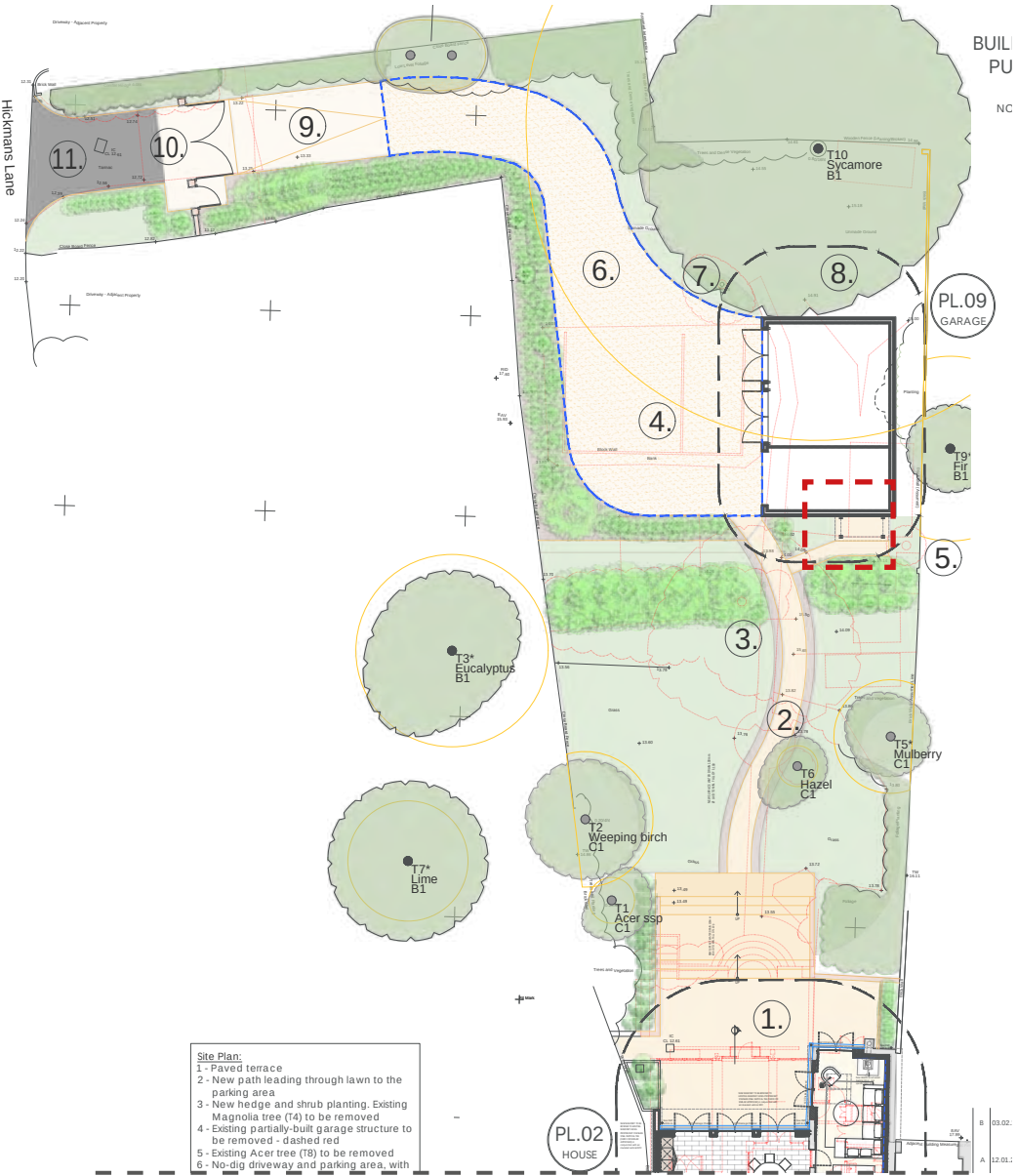
The irrigation tank enclosure was constructed without planning permission and is a part of retrospective works applied for under this application.

Introduction of the irrigation tank is considered beneficial as it is a man-made reservoir used to collect and store water for horticultural purposes. It helps manage water supply during dry periods and ensures that plants get enough water to grow properly.

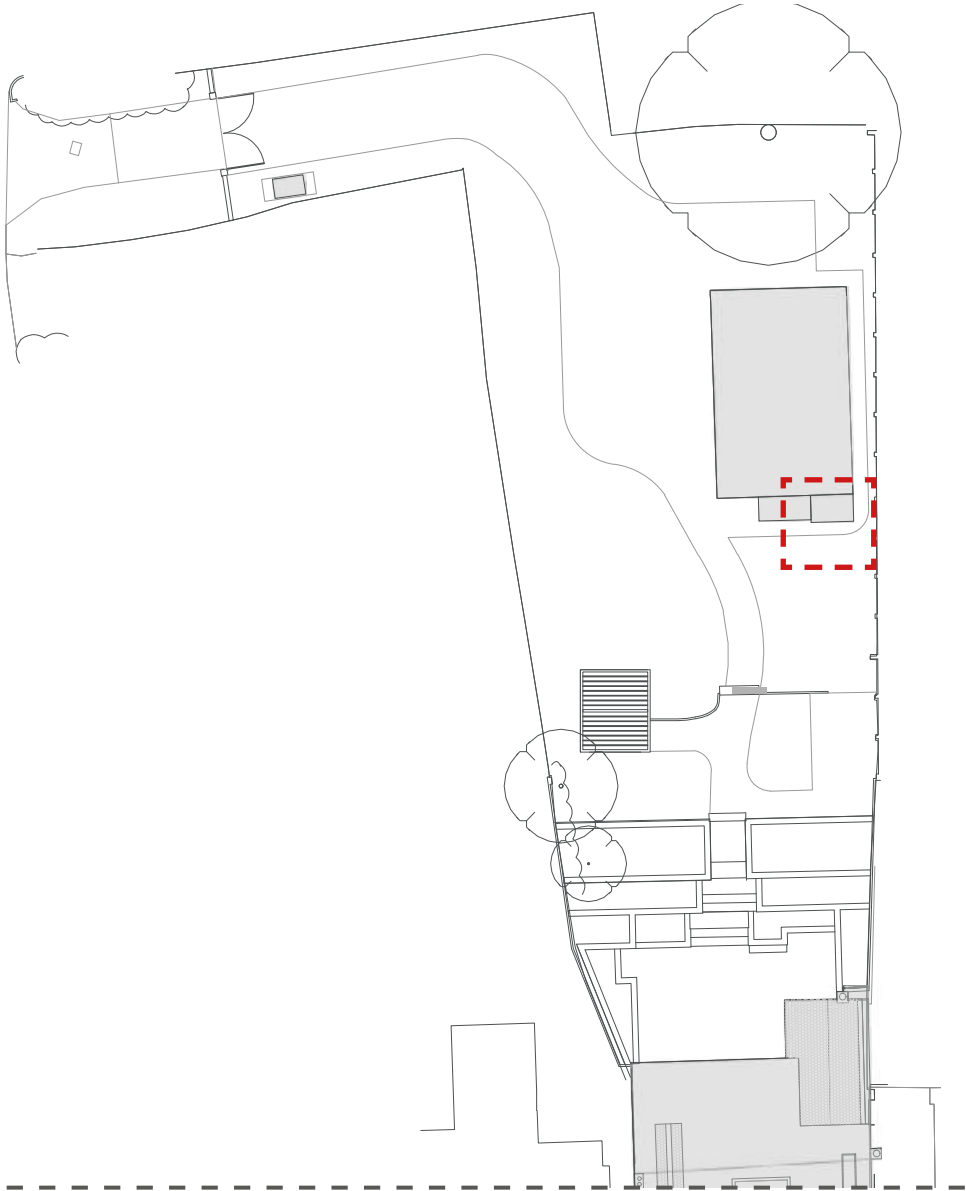
The enclosure was constructed in a sensible manner, using vertical timber panels matching garage cladding. The enclosure is located in a discreet location, adjacent to the garage. As presented on adjacent recent photographs. The reduced height log store is a slight improvement on the approved design. The enclosure is barely noticeable. It is considered to be of low harm to the listed building setting.



Recent photographs of the irrigation tank enclosure



1. Approved Site Plan - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved).



2. Proposed Site Plan

KEY:

 Highlighted area of deviation

JUSTIFICATION
PERGOLA

Timber pergola was constructed without planning permission and is a part of retrospective works applied for under this application.

The pergola is a high quality, oak timber structure of a low harm to the listed building and its setting.

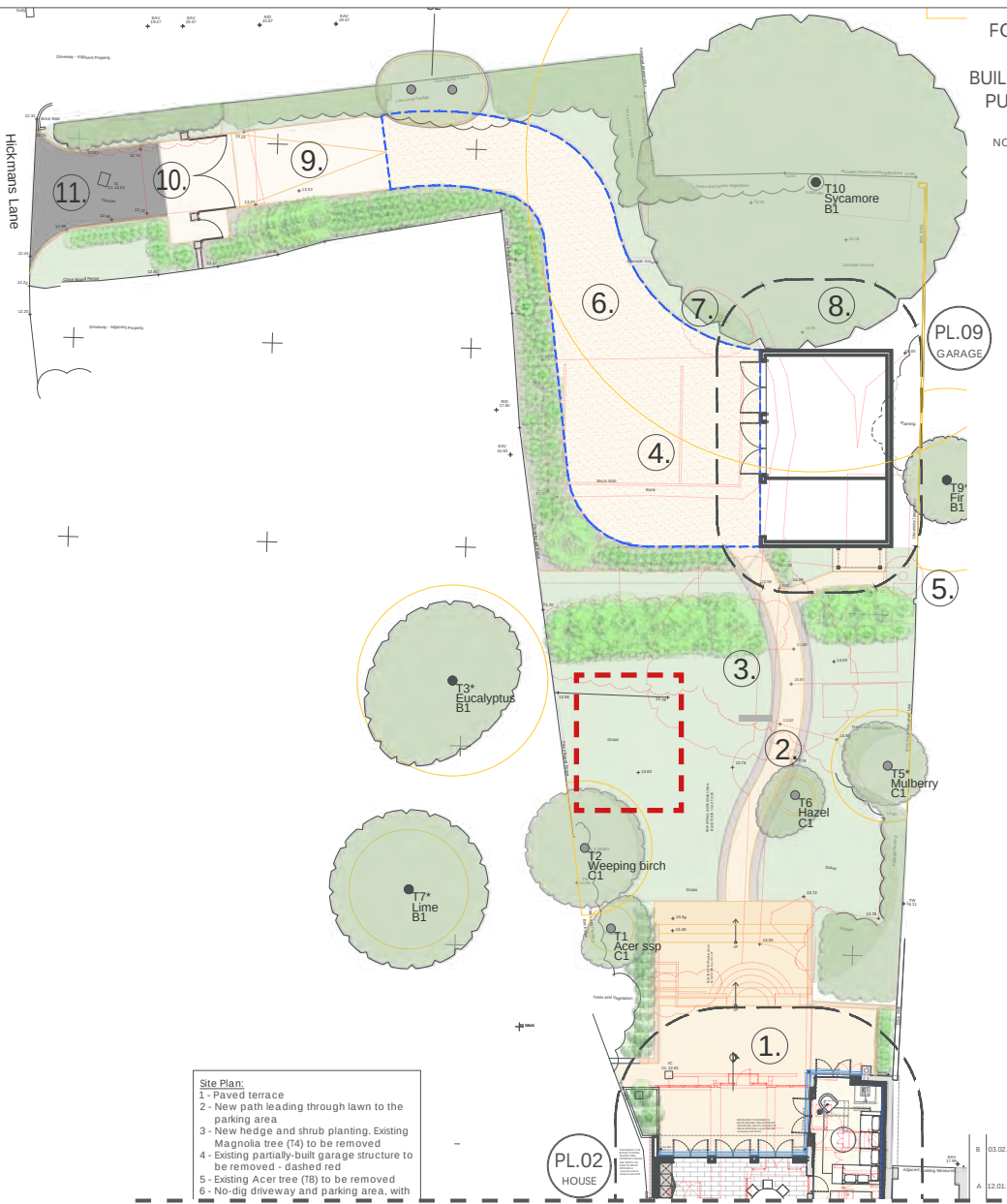


Recent photographs of the timber pergola

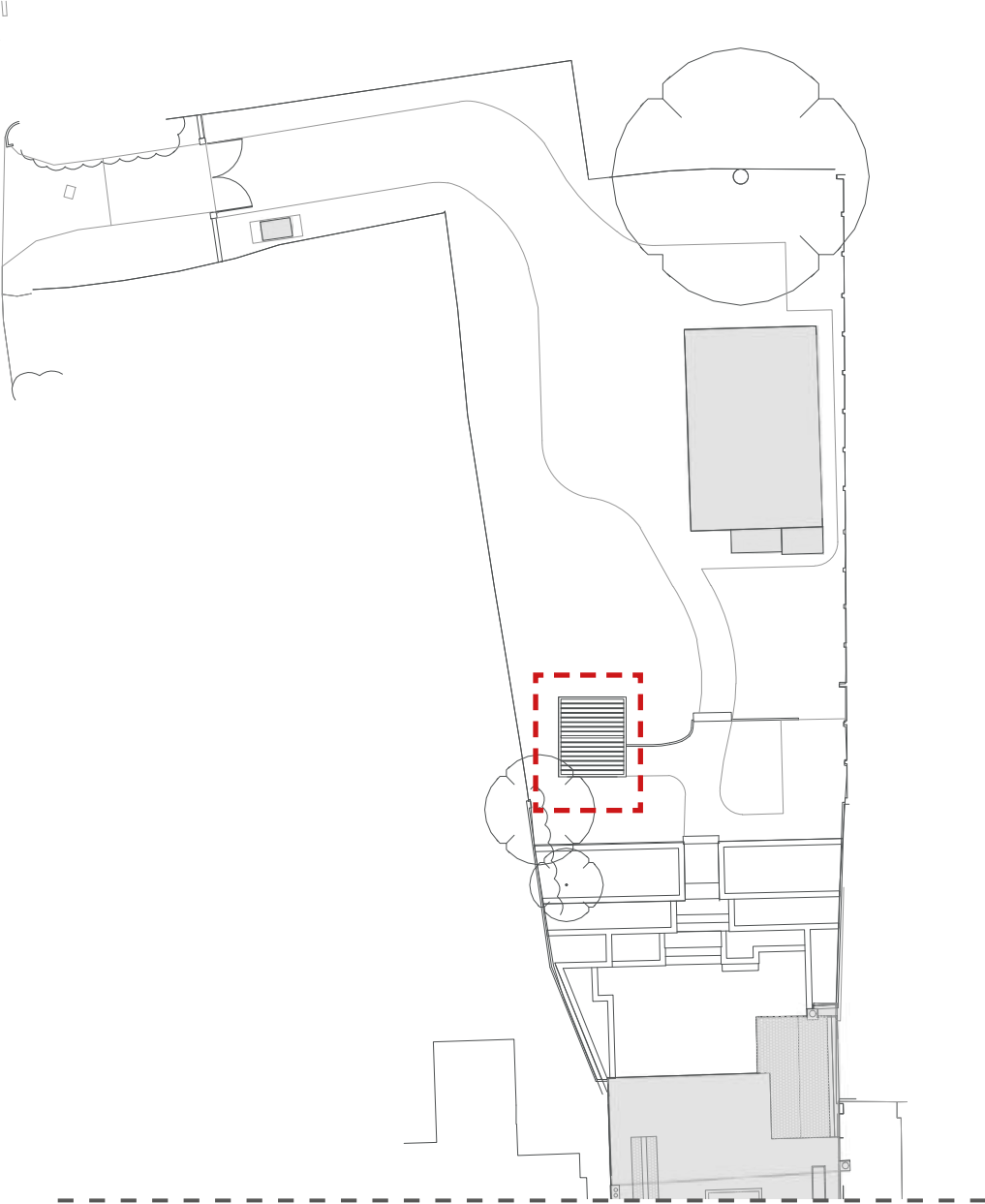


KEY:

 Highlighted area of deviation



1. Approved Site Plan - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved).

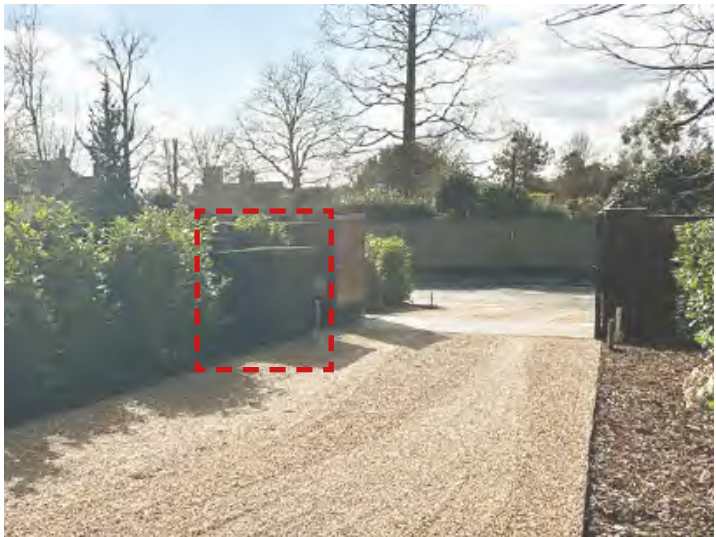


2. Proposed Site Plan

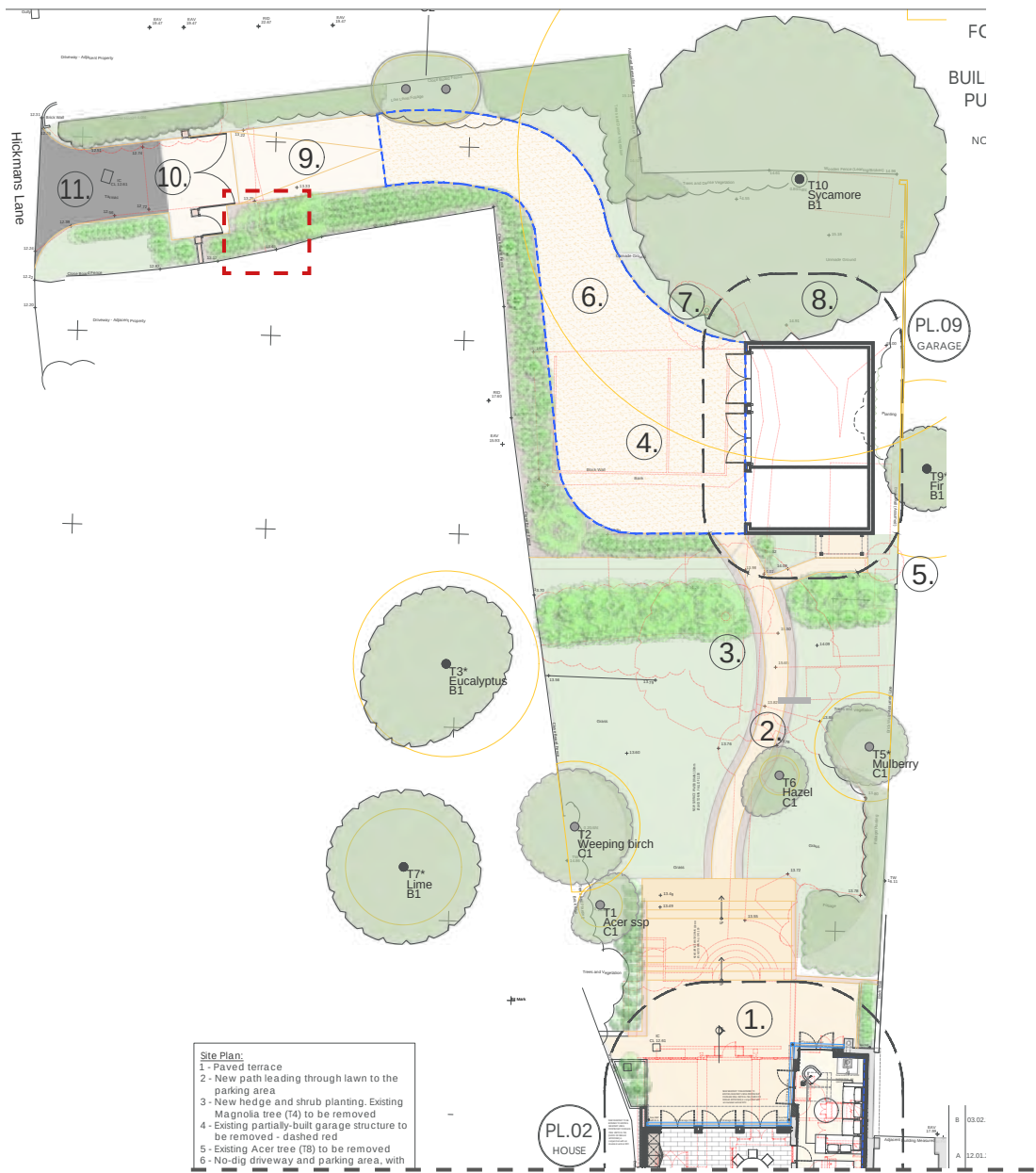
JUSTIFICATION
BIN STORE

Timber bin store was constructed without planning permission and is a part of retrospective works applied for under this application.

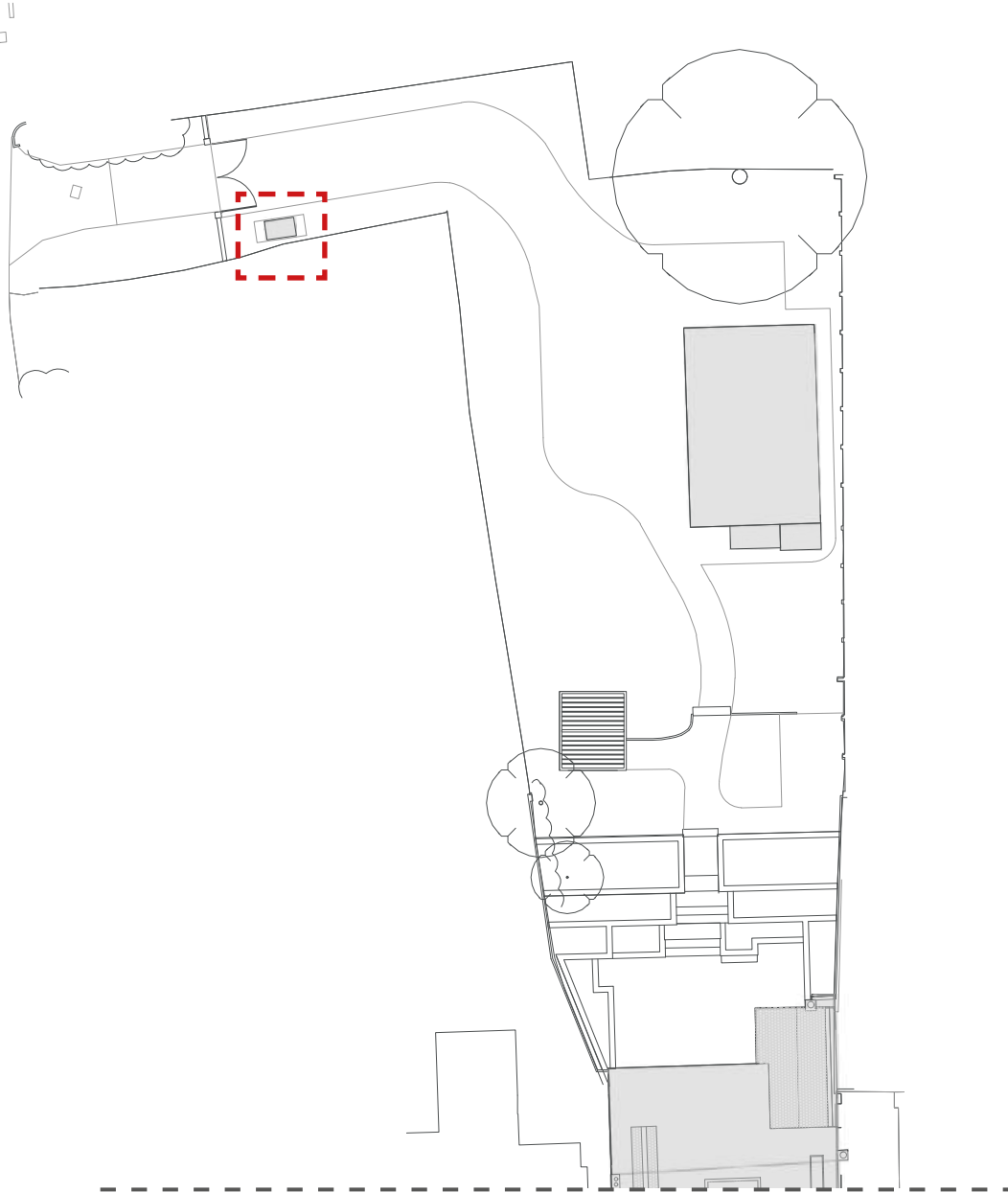
The bin store is of a modest design and small size. Its materiality matches the garage. A green roof was introduced to further match the appearance of the garage building. The bin store is located in a significant distance from the listed building and tucked away within planting on a side of the driveway. This is a sensible solution serving the essential purpose of refuse storage. It is considered to be of low harm to the listed building and its settings as outlined in the supporting HCUK heritage statement.



Recent photographs of the bin store



1. Approved Site Plan - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved).



2. Proposed Site Plan

KEY:
 Highlighted area of deviation

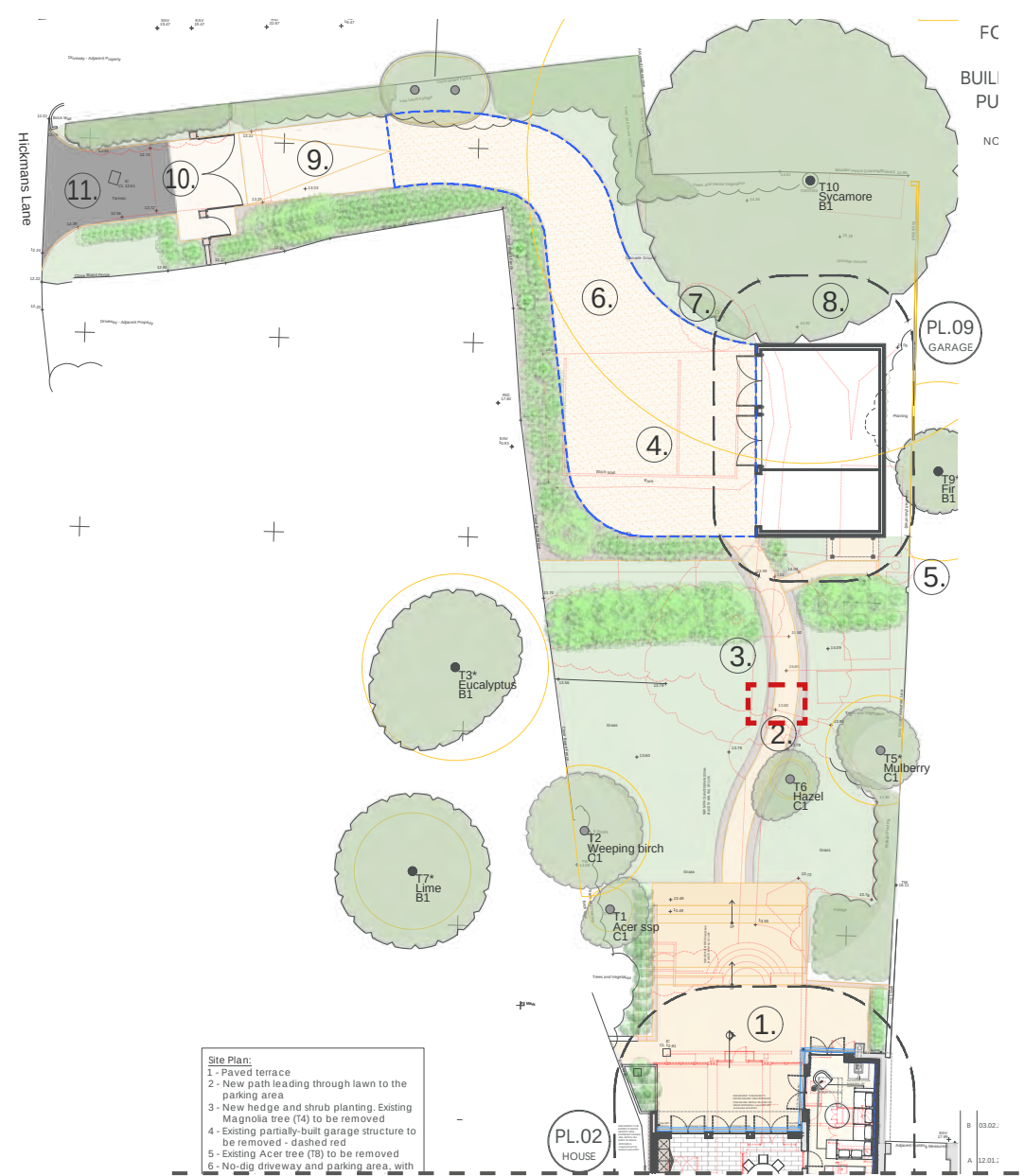
JUSTIFICATION
ORNAMENTAL GARDEN ARCH

The ornamental arch in corten steel at the entrance to the garden has been constructed without planning permission and is applied for approval under this application.

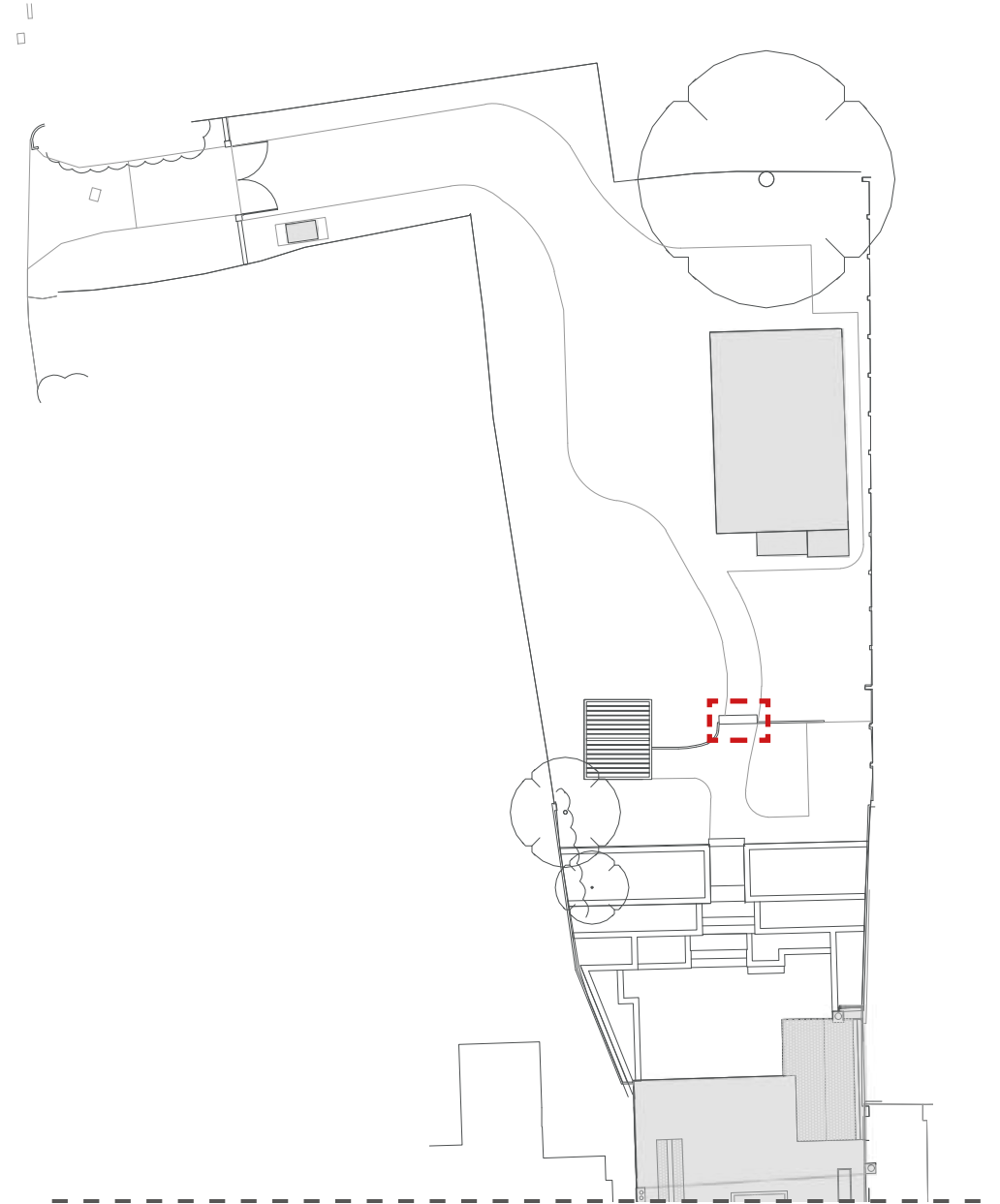
In the supporting Heritage Statement, HCUK describes it as follows: ‘The feature Corten steel arch is an attractive contemporary addition to the landscaped garden and would have a neutral impact on the listed building’s significance.’



Ornamental garden arch in Corten steel at entrance to garden



1. Approved hard landscaping design - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved).



2. Proposed hard landscaping

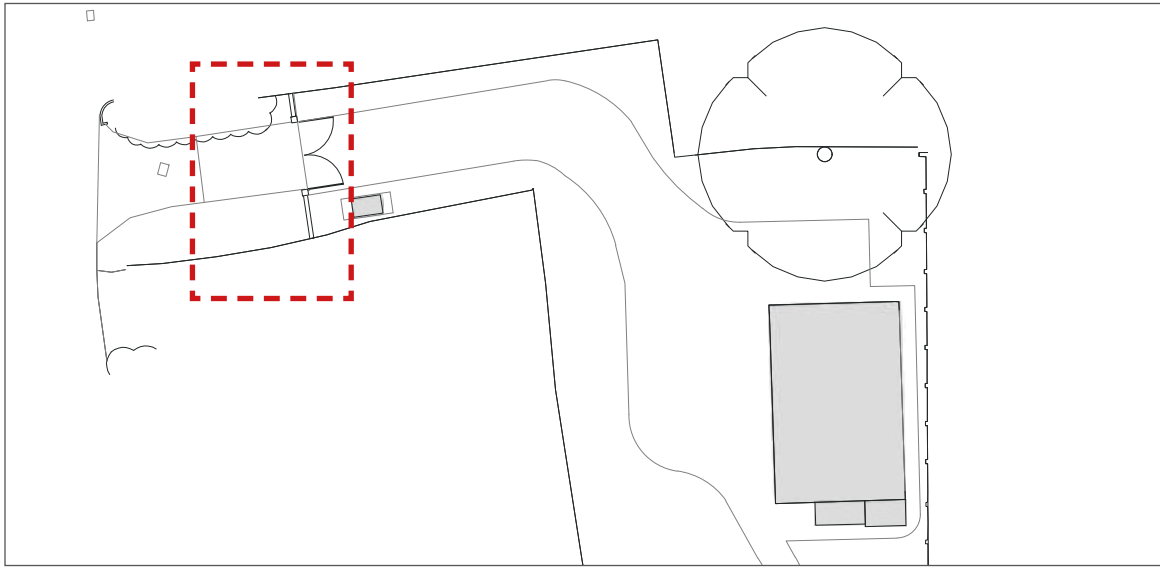


JUSTIFICATION
DRIVEWAY GATES

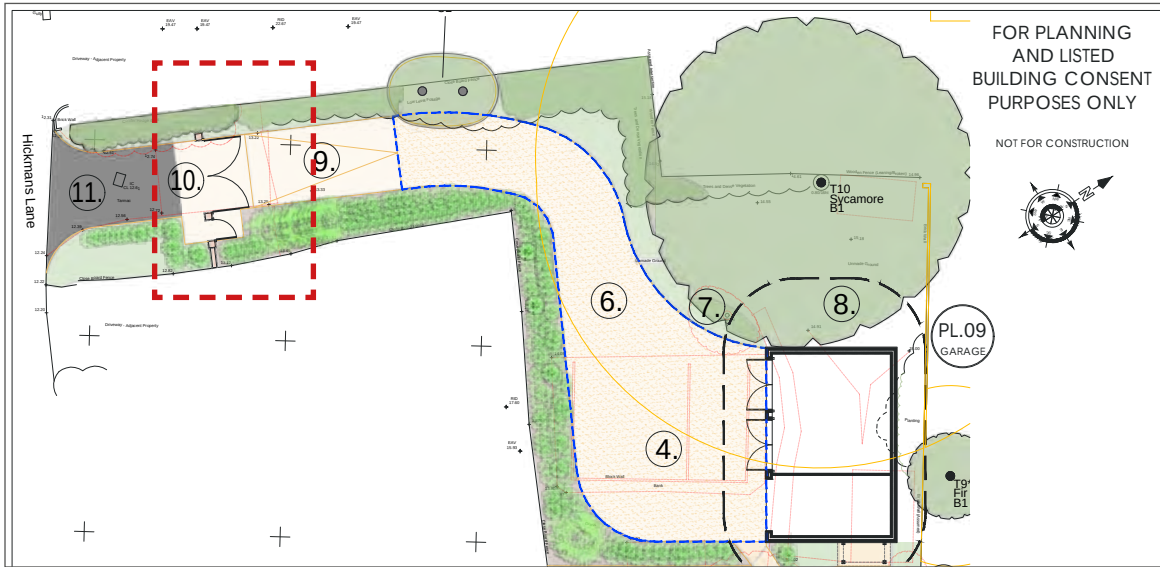
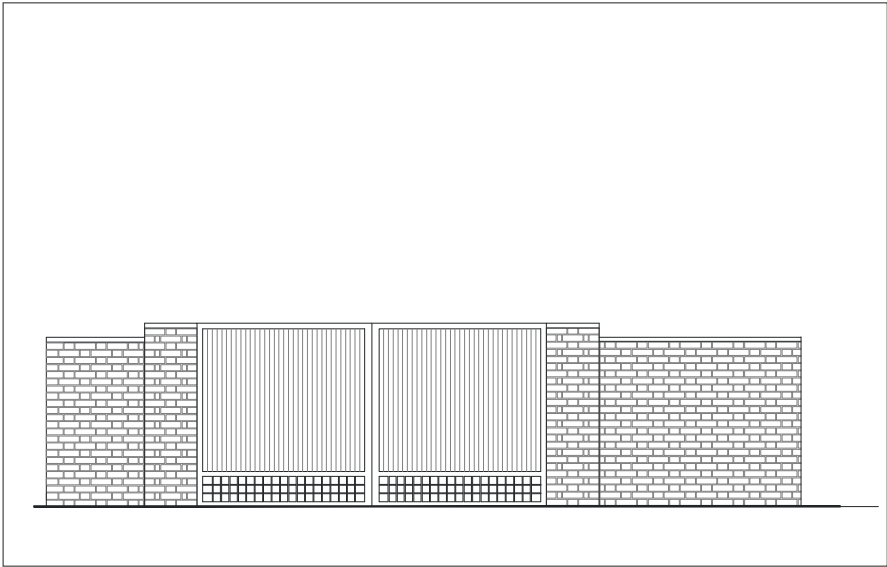
Different timber gates and brickwork piers to those in the approved scheme have been constructed, and are a deviation from the approved scheme. They are however of a modest design in keeping with the vernacular of the proposed detached garage building, and sympathetic to their Listed Building and wider Conservation Area setting, as outlined in the supporting HCUK heritage statement.



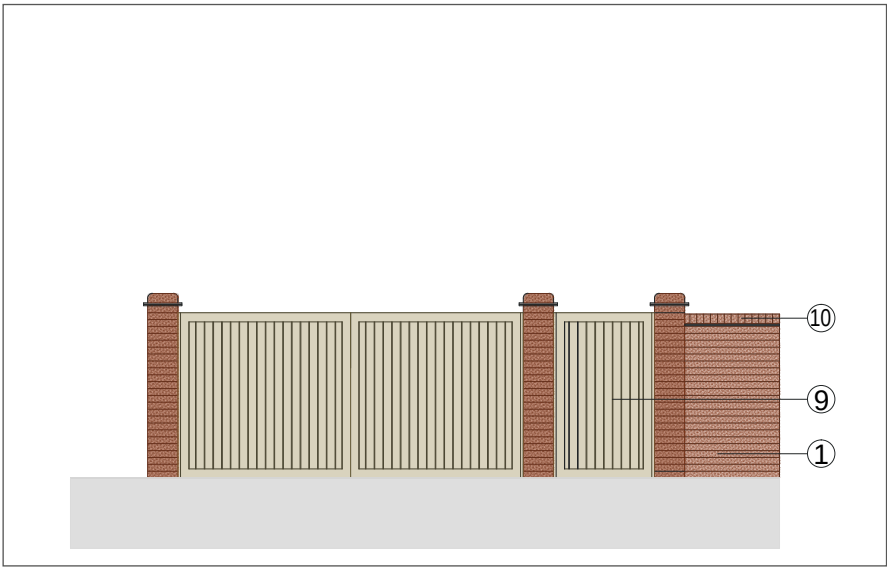
Current photograph- driveway gates



2. Proposed driveway gates



1. Approved driveway gates design - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved).



KEY:
 Highlighted area of deviation