Previous applications

- P/2021/0472 Approved
- P/2025/0178 Refused (Variation of Condition 2)
- ENQ/2025/0349 Enquiry

Please find below a summary of *this* revised application.

Location / Site Plan

Proposed building location set back significantly on plot, away from road and house / other buildings
- Set back >8m from the previously approved location (0825_002 Rev E)
- Behind and clear of the rear elevation of the house by >2m
- Proposed Site Plan see drawing ***0825_002 Rev H2*** *and* ***Detail Plan 202603A***

Additional landscaping detail
- Now significantly farther back from the public highway
- Partially obscured by established hedging and trees

Proposed Garage Building

See proposed building plan, drawing ***20260331 3A Swiftoak*** and proposed elevation ***0825 003 Rev 202603B***

Reduced scale (height, features, impact) of building and attributes such as dormer

Ridge height lowered by further 220mm
- Previously 5765
- Proposed 5545 - now >500mm below main house, therefore, the building would appear much more subservient to the main dwellinghouse.

Eaves lowered by 220mm
- Previously 700
- Proposed 480

Rear dormer reduced in size & height. Now > 500mm below ridge height.
Reduced building footprint compared to approved plans (P/2021/0472)
- Approved ~6300 x 7300 = 46 m2
- Proposed 6400 x 6400 = 41 m2

Retained reduced roof pitch - 38 degrees - contributing to lower ridge height.

Further Context

