

BRAMLEY COTTAGE – PROPOSED GARDEN ROOM – AMENDED DESIGN

The planning officer stated the siting of the proposal was acceptable but that they had concerns regarding the height of the outbuilding. It was stated that a single storey outbuilding would be preferable and that the eaves and ridge height would need to be reduced to make the proposal acceptable.

However, a key objective of the proposal, and the reason a householder planning application was submitted rather than proceeding within permitted development limits, was to restore privacy in the garden by obstructing the line of sight from properties at the end of the garden. It was assessed that a single storey pitched roof within the 4m height allowed under permitted development would not meet this objective.

Accordingly, I have removed any vertical wall above the ceiling level, bringing the roof right down to the mezzanine floor level. This has achieved a 10% reduction in ridge height from 5.9m to 5.3m and a commensurate reduction in eaves height. It is not possible to further reduce the proposed ceiling height without compromising the primary purpose of the main space as a gym. The usable space above the gym ceiling is reduced but remains adequate to meet the objective of creating a dedicated garden office.

Additionally, as it was considered preferable, the dormer windows have been removed and replaced with rooflights to make the building look more like a garden building and less like a small house. This reduces the apparent height of the facade from 5.3m down to the new eaves height of 2.3m, a reduction of nearly 50%.

It is hoped that these compromises will make the proposal more acceptable.