

ATTACHMENT 1

Retrospective planning permission for replacement (single skin) garage / workshop. The replacement garage is slightly wider and longer than the original one. For dimensional comparison, please refer to Attachment 2.

The entire front and rear of the garage along with the pillars are made from brick, the two side walls are made from concrete blocks (please refer to Attachment 3, photo's 1, 2, 3, & 4). The bricks were chosen to ensure they were in-keeping with the property.

The roof is flat and made from asphalt which slopes downwards from right to left (as you look at the front of the garage). The slope was determined this way to ensure that any rain-water falls towards my garden. The roof and two other sides has a 9cm lip to help run the rain-water off.

With the consent of my neighbour who owns the garage immediately next to mine, we agreed to bridge the gap between the two garages. The gap was bridged with a flat asphalt roof (please refer to Attachment 3, photo's 4 and 5). This was done to prevent any animals from getting stuck between the garages and also ensures these inaccessible garage sides are better protected from deterioration caused by the weather.

The height of the garage at the front right hand corner does exceed the 2.5m requirement. I would however stress that this was not intentional as the overall height was governed by the following factors:

- (1) The lintel height to ensure my vehicle (Toyota RAV 4) can enter the garage.
- (2) The electronic roll up garage door clearance above the lintel.
- (3) The building company recommended deeper joices for the roof.
- (4) Flat roof lip (9cm depth) on the front of the garage.

From ground level, the only place where the garage exceeds the 2.5m requirement is at the front and this is accentuated on the right side due to the slope of the garage roof.

Attachment 4 are the OS site maps (1:1250 and 1:500 scale).

I have kept my immediate neighbours fully informed of this development and this is supported by the enclosed letters they have provided as part of this application. Please refer to Attachment 5 and 6.

Attachment 7 is a copy of the notice served to my neighbour at 179 The Dale with respect to the flat roof which bridges our garages.