

Garden Room General Overall Dimensions

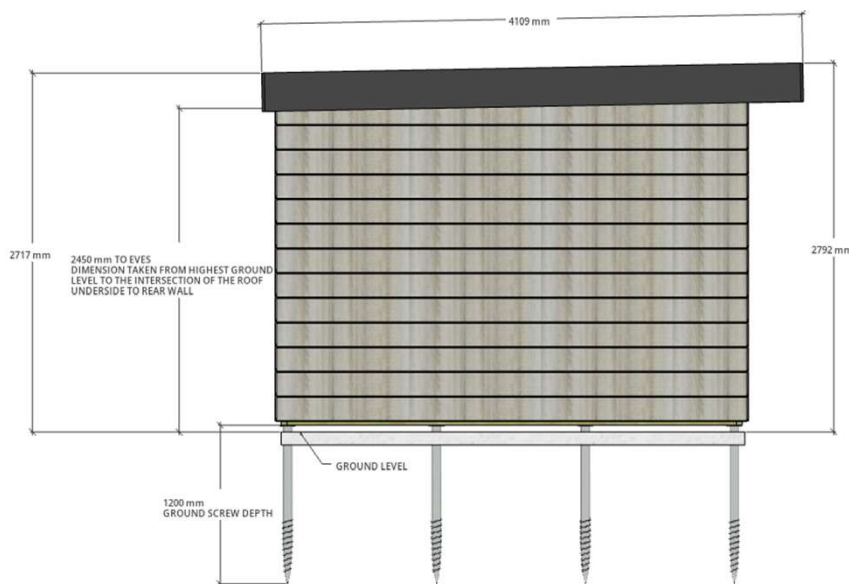
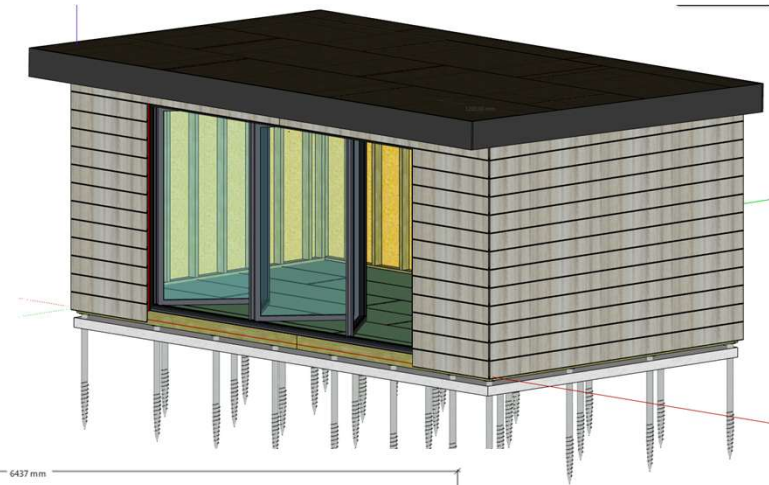
The proposed garden room has been designed to comply fully with the height limitations set out under Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The maximum eaves height of the proposed garden room is ~2450 mm (2.45 m).

For the purposes of permitted development, eaves height is measured from the highest natural ground level immediately adjacent to the building to the point where the roof slope meets the external wall.

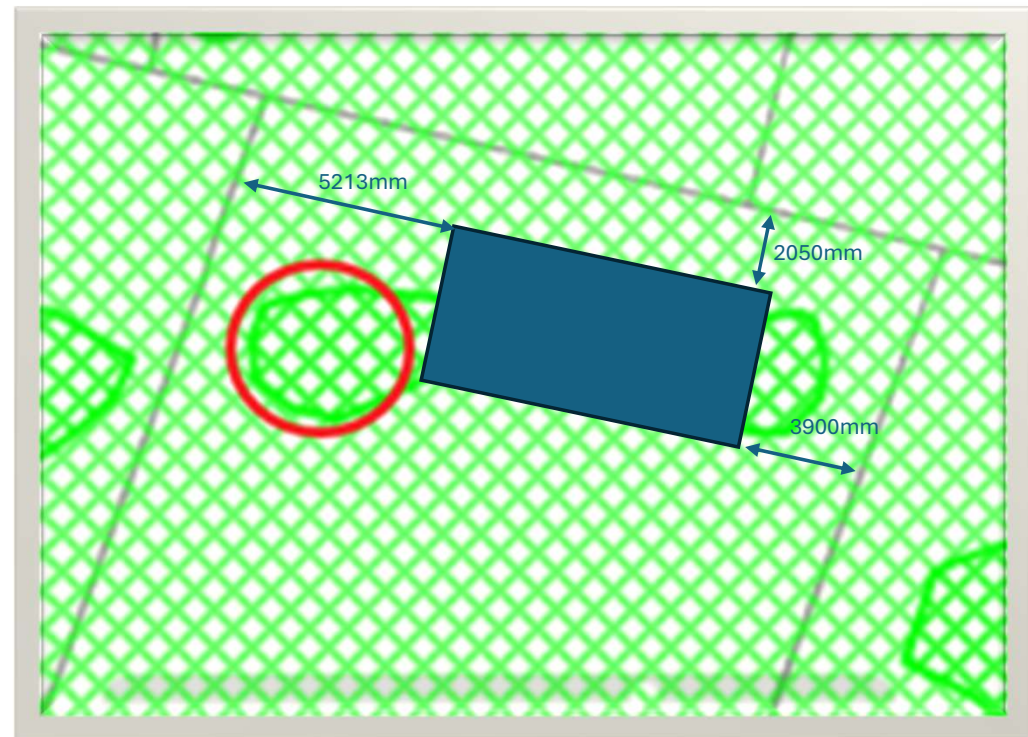
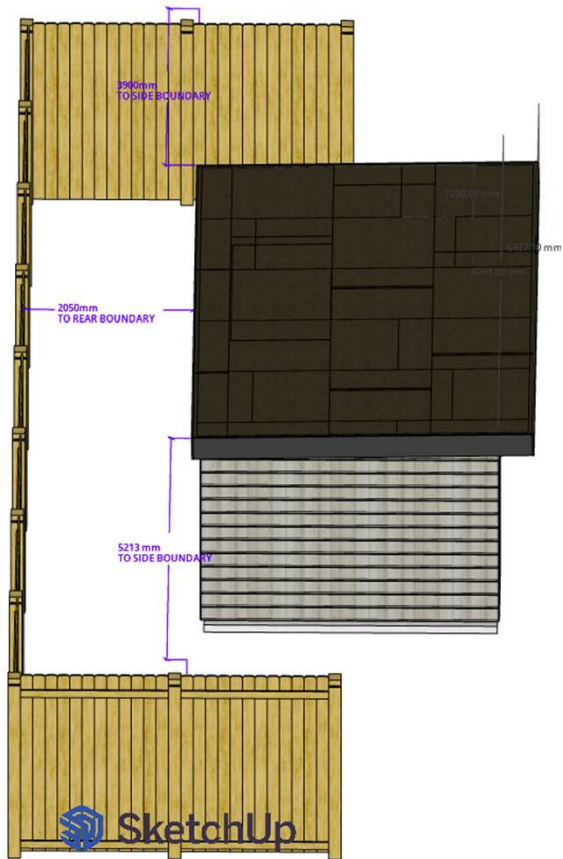
Under Class E, the maximum permitted eaves height is 2.5 metres, and this limit applies in all circumstances, irrespective of the building's distance from the site boundary.

The proposed development complies with this requirement, as the eaves height remains below the 2.5-metre threshold.



Boundary Distances

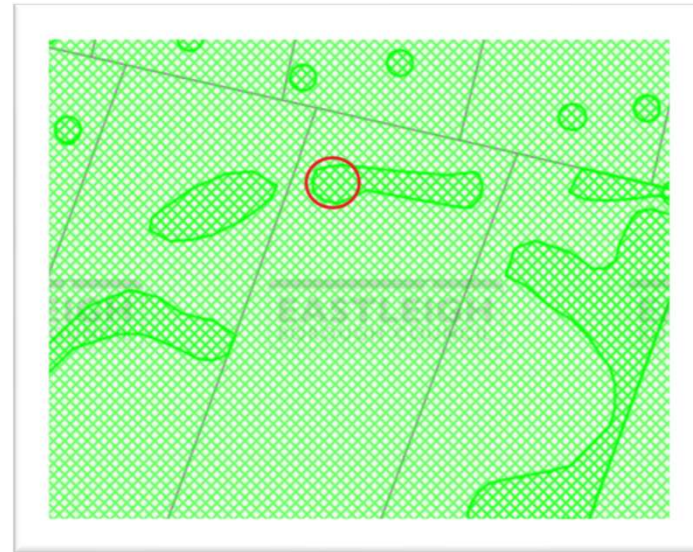
The proposed outbuilding is sited more than 2 metres from all boundaries of the residential curtilage, with no part of the structure located within 2 metres of any boundary. As such, the development is assessed against the standard Class E height parameters applicable to outbuildings located beyond 2 metres from a boundary



Tree Preservation Order

The application site lies within an area subject to a **blanket Tree Preservation Order**. The presence of the Tree Preservation Order has been acknowledged and has been **fully considered as part of the design and construction approach** for the proposed garden room.

The proposal has been developed to minimise any potential impact on protected trees and their root systems, and no tree removal, pruning, or root cutting is proposed. The development has therefore been designed to proceed in a manner that is mindful of, and compatible with, the requirements of the Tree Preservation Order.



The red circle indicate the only tree within the darker green boundary spline

Use of Ground Screws with TPO zones.

The application site lies within an area subject to a **blanket Tree Preservation Order**. The proposed garden room has therefore been designed to minimise any potential impact on protected trees and their root systems.

The structure will be supported on **ground screw (ground spike) foundations**, rather than traditional strip, trench, or pad foundations. Ground screws are installed by **mechanical rotation into the ground** and do not require excavation or concrete pouring.

Approximately 28 ground screws will be installed at an average pitch shown in diagram.

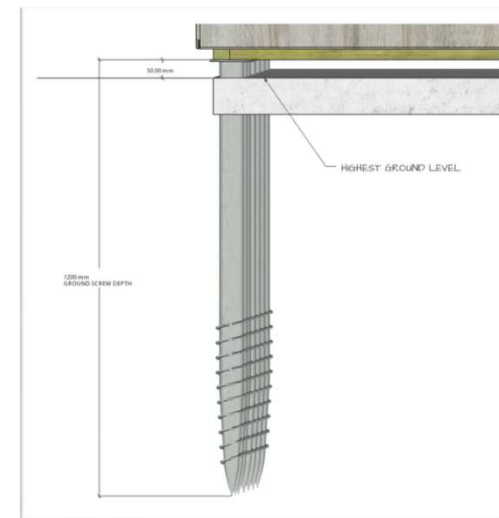
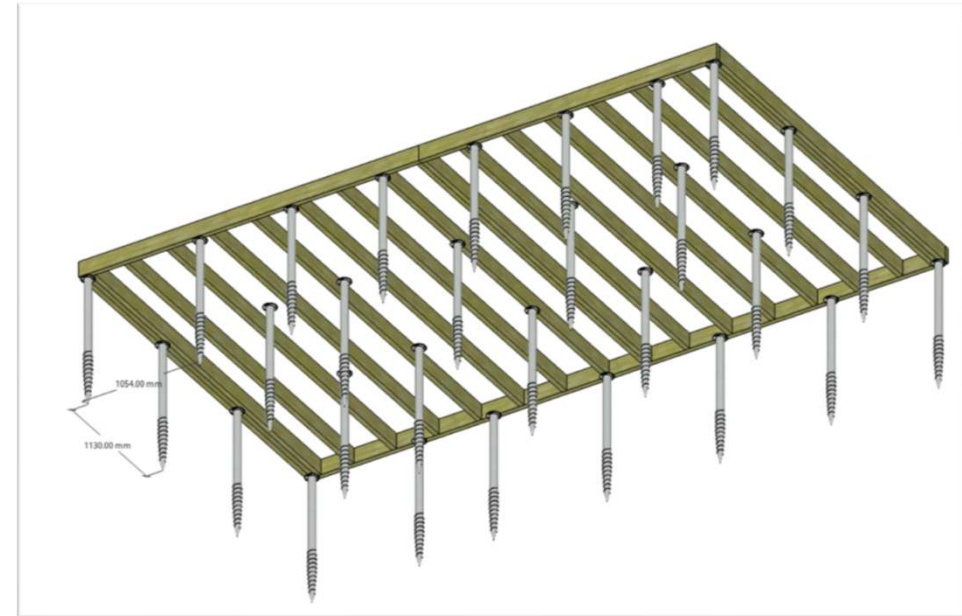
This foundation method has been selected specifically because it:

- Avoids trench digging and mass excavation
- Minimises disturbance to soil structure
- Reduces the likelihood of damage to tree roots, including within Root Protection Areas
- Allows precise placement to avoid known or suspected root zones

No cutting, pruning, removal, or damage to trees or tree roots is proposed as part of the development. The installation of the ground screws will be undertaken carefully to avoid disturbance to any roots encountered, and no root cutting is proposed.

The use of ground screw foundations represents a **low-impact, tree-sensitive construction method** and is considered appropriate within areas subject to Tree Preservation Orders.

Should any tree works become necessary in the future, these would be the subject of a **separate application for consent under the Tree Preservation Order**, as required.





Site photographs showing the proposed position of the garden room from ground level (in blue)



Site Photographs showing the proposed footprint shown in blue to highlight the string lines

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