Justification for the three-bay garage and first-floor space

The proposed three-bay garage remains essential to meet the functional requirements of the household. The existing dwelling has limited internal storage and no capacity for external storage due to a 10-year restrictive covenant on the adjacent land, which prevents any sheds, outbuildings, or ancillary structures. The garage therefore provides the necessary space for vehicle parking, general household storage, and secure storage for work tools and equipment that cannot be accommodated elsewhere on the site.

A SuDS-compliant permeable driveway has now been incorporated into the proposal. This ensures sustainable on-site surface water management, reduces runoff, and aligns with current drainage and environmental requirements. The permeable construction also minimises visual impact and improves water attenuation within the curtilage.

The first-floor space above the garage is intended for use by the family's teenage daughters, providing a safe, supervised area for study and recreation within the main household. This space is not designed as independent accommodation; it forms part of the functional layout of the family home and supports day-to-day living needs.

To address earlier design concerns, the scheme has been reduced and simplified, including removal of the central dormer, lowering of the overall ridge height, and reduction to a single rooflight. The height difference between the proposed garage ridge and the main dwelling ridge is approximately 800mm, ensuring a clear visual hierarchy and reducing massing impact.

It is also relevant that a recent application submitted by myself for a single-storey three-bay garage was approved by Amber Valley Borough Council. This demonstrates that the scale and form of a three-bay garage has previously been considered acceptable within the borough, subject to appropriate design and site-specific justification. The current proposal follows the same principles while responding directly to the constraints and needs of this particular site.

Taken together, the three-bay layout, permeable driveway, simplified design, and modest first-floor space represent a balanced and justified proposal that meets the household's needs while respecting site constraints and addressing previous planning feedback.