DELEGATED REPORT

FILE REFERENCE: SMD/2016/0204 First floor side extension and pitched roof canopy over existing flat roofed side extension

MAIN ISSUES:
Green Belt; neighbour amenity and relationship to Dunwood Mount; design.

PUBLICITY/REPRESENTATIONS:
Longsdon Parish Council – no objections subject to meeting "normal planning guidelines"
Publicity – no representations

CASE OFFICER ASSESSMENT:
The Stable House gained a Certificate of Lawfulness in 1999 for use as a single dwelling. Green Belt policy provides for extension or alteration of a building "provided that it does not result in disproportionate additions over and above the size of the original building". An approval granted in 2002 (SMD/2002/0048) dealt with extensions to Dunwood Mount and alterations including minor demolition work to create an external passageway to form a divide in a flat-roofed single storey element which until this time had formed a continuous link between the two properties. The 2002 permission also allowed conversion of an attached garage to form part of the living accommodation for the Stable House. This additional living space amounts to 6.5m^2.

The case officer assessment in 2002 recorded the flat-roofed extension as dating from 1908 and therefore for planning purposes considered 'original building'. On this basis the total floor area of the original building including its flat-roofed element is 73m^2. The current proposal has a floor area of c.26m^2 which taken together with the small 2002 extension gives a total of 32.5m^2 amounting to a 44% increase in floor area of the 'original' building. Whilst this goes beyond the 'rule-of-thumb' one third increase often considered the limit to avoid a disproportionate increase it is judged in this case acceptable.

In design the proposal eliminates a flat-roofed block and adopts a form reasonably in keeping with the host building and its near neighbour at Dunwood Mount. The proposal also includes a section of lean-to pitched roof over an existing narrow flat-roofed ground floor element along the south side to the Stable House. This is considered minor work which will improve the overall design appearance and is judged acceptable. The rear of Dunwood Mount is a substantial two storey elevation ranged across three gabled bays facing the side elevation of The Stable House. There are also flat-roofed ground floor elements aligned with the existing flat-roofed element of The Stable House as noted above.

There are no windows in the section of the rear elevation of Dunwood Mount which would directly face the proposed Stable House extension ie. the south-easternmost bay. There is a window in the middle bay appearing to serve a bathroom and a larger window in the north-westernmost bay is judged to be a principal window serving first floor living accommodation. There is also a ground floor principal window below it.

The proposed north facing dormer window of the first floor extension to The Stable House would be orientated at 45 degrees to the first floor principal window of Dunwood Mount at a distance estimated at c.7.5m. This could be judged a close relationship but there are no directly comparable guidelines in the Council's Space About Dwellings Guidance to apply to this situation. It is noted that there is an existing principal bedroom window of The Stable House directly facing the one in Dunwood Mount. The now proposed dormer, being at right angles, is judged less impactful or intrusive than the existing directly facing window and therefore acceptable for this situation.

The proposed exterior finish to the walls is render to match the existing which is white painted render to both The Stable House and Dunwood Mount.

Overall the proposal is considered acceptable judged against the key relevant policies SS6c and DC1.

RECOMMENDATION:

Approve

Date 27/05/2016 **Signed** _____
Arne Swithenbank

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____