DELEGATED REPORT

FILE REFERENCE: SMD/2016/0291

MAIN ISSUES:

Whether or not the proposal amounts to inappropriate development in the Green Belt.
The impact on the character and appearance of the area and on residential amenity.

PUBLICITY/REPRESENTATIONS:

None.

CASE OFFICER ASSESSMENT:

The application is for extensions to a bungalow in the open countryside in the Green Belt. This would involve replacing the current hipped roof with a much wider roof with gable ends but with less height than the existing roof. The new roof would introduce a first floor to the house and dormer windows added effectively converting the bungalow into a chalet bungalow. The side conservatory would be replaced with an extension but the total width of the proposed house would not significantly exceed the existing. A single-storey rear extension would be added and smaller front extensions to the garage and living room which would also accommodate some first floor floorspace.

Green Belt policy resists disproportionate enlargements to buildings. The bungalow does not appear to have any previous extensions. However, the original scheme was considered to amount to a disproportionate enlargement. However, significant reductions have been made to the proposed front and rear extensions. The proposal would also result in a dwelling which has less height than existing despite the increase in volume. I consider that the amended scheme would not result in a disproportionate enlargement and therefore the amended proposal complies with Green Belt policy in the NPPF and Core Strategy.

The design of the extensions/alterations would not harm the appearance of the dwelling or the character of the area which is open and has a few other isolated dwellings but of different design. The large distances between the site and the nearest dwellings would ensure that the residential amenities of the area would not be harmed.

RECOMMENDATION:

APPROVE

Date 28/07/2016 **Signed** _____
Chris Johnston

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____