DELEGATED REPORT

FILE REFERENCE: SMD/2016/0362

MAIN ISSUES:

Green Belt
Design
Amenity

PUBLICITY/REPRESENTATIONS:

Town/Parish Council: No comments received.
Neighbours - No comments received

CASE OFFICER ASSESSMENT:

Site context: The application site is located within a small cluster of development within the Green Belt. The site is positioned on the eastern side of Banks Lane and slopes away from the highway. The site comprises a detached two storey dwellinghouse and detached garage. It is evident that the dwellinghouse has benefited from a two storey side extension and single storey porch extension.

Green Belt: Chapter 9 of the National Planning Policy Framework and R1 of the Core Strategy are applicable to the Council's assessment of this application. Paragraph 89 of the NPPF advises that the construction of new buildings within the Green Belt should be regarded as inappropriate development. Paragraph 87 comments that 'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.' A number of exceptions to this are sited within paragraph 89; including the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

In accordance with Core Strategy policy R1 inappropriate development which is otherwise acceptable within the terms of policy R1, will need to be justified by very special circumstances.

The proposed scheme comprises of the construction of a single storey garden room extension that is to be positioned on the southern elevation of the dwellinghouse. Facing brickwork is proposed to the west elevation fronting onto Banks Lane. The eastern and southern elevations are to be predominantly glazed with a low level dwarf wall. A hipped roof is proposed that is to be constructed of light weight, insulated conservatory roof covering. Local and National planning policy no longer provides a percentage figure of what would is generally considered to constitute an acceptable increase in floorspace, instead LPA's are permitted to consider each case on its own merits having regard to the site context. It is noted that the property has already benefitted from a two storey side extension. Taking account of the additional floor space created by this extension in addition to that created by virtue of the proposed garden room the original property would have undergone a 31% increase in floorspace. This is considered proportionate and acceptable.

Design: Policy DC1 (Design Considerations) outlines that all development should be of a high quality and add value to the local area and also be designed to respect the site and surroundings, through scale, density, layout, siting, landscaping, character and appearance.

The proposed extension is to be of a light weight nature that would not appear out of context in its setting. Proposed external building materials are considered to be acceptable and the scale and form of the development is considered to adequately respect that of the host dwelling. Accordingly it is not considered that the proposed development would detract from the character or appearance of the application site or wider locality.

Amenity: Policy DC1 states that new development should protect residential amenity, having regard to matters of daylight, sunlight, outlook, privacy and soft landscaping. 'The Brambles' is located to the west of the application site and comprises of a detached residential unit which is elevated above the highway. A distance in excess of 22m would exist between the proposed extension and this neighbouring dwelling. No windows are to be located on the west facing elevation of the extension and accordingly it is unlikely that the development would give rise ta loss of privacy. Furthermore, taking account of the single storey nature of the extension and the change in land levels it is unlikely that the proposal would appear unduly overbearing or visually intrusive. There are no other residential properties within the vicinity that would be affected by this proposal.

Highways: Policy DC1 seeks to ensure that all new developments provide for safe and satisfactory access, and make a contribution to meeting the parking demands of the arising from the development. Proposed development would not result in the provision of additional bedroom accommodation. The existing parking arrangements on the site are considered sufficient to meet the demands of the development and accordingly it is not considered that this proposal would result in harm to highway safety.

RECOMMENDATION:

APPROVE

Date 04/08/2016 **Signed** _____
Lisa Howard

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____