DELEGATED REPORT

FILE REFERENCE: SMD/2016/0367

MAIN ISSUES:

Green Belt
Design
Amenity

PUBLICITY/REPRESENTATIONS:

Caverswall Parish Council: No objection, subject to neighbours approval
Neighbours - No comments received

CASE OFFICER ASSESSMENT:

Site context: The application site is located within an isolated location within the Green Belt. The pot is triangular in shape and contains a detached dwellinghouse and associated domestic outbuildings. the property is accessed via a shared track which extends westwards off Handley Banks. The site is flat in nature and is bound by established hedges.

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 part single storey / part two storey side extension in order to create 1 no. additional bedroom (en-suite) and an additional living room. The proposed extension is to project 3.5m beyond the side elevation of the dwellinghouse, measuring 7.2m in depth at ground floor level at 6m in depth at first floor level. Accordingly the extension is to be stepped back from the principal elevation by 0.4m and 1.5m respectively. A hipped roof formation is proposed and external building materials are to match those of the existing dwelling. 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. In this instance the proposal would result in floorspace increase of circa 48%, which is significant.

However, the proposal would extend beyond an elevation which currently benefits from a single storey projection with a catslide roof. For the purposes of assessing the floorspace increase, the floorspace provided within the catslde roof was discounted on the basis that it is not deem to be usable floorspace. Nevertheless, the existing roof formation does create a degree of massing and bulk that should be born in mind. Furthermore, the proposed extension is to be stepped back from the principal elevation, which will allow the development to appear subservient in nature.

Though the percentage increase in floorspace is on the upper limits of what could be considered acceptable, taking account of the existing massing of the dwellinghouse and overall design and siting of the extension it is not considered that scheme would appear disproportionate to the scale of the host dwelling. Accordingly this application is considered to have an acceptable impact on openness in accordance with Chapter 9 of the NPPF and policy R1 of the Core Strategy.

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 scheme has ben appropriately design o respect the scale and form of the host dwelling. The development would not detract from the character or appearance of the application site or its rural setting. Accordingly this proposal is considered to meet the design objectives of policy DC1.

Amenity: Policy DC1 states that new development should protect residential amenity, having regard to matters of daylight, sunlight, outlook, privacy and soft landscaping. The nearest residential property is located circa 50m away with other properties being in excess of 80m away. Taking account of the distances involved and the positioning of the proposed extension and raised terrace in relation to nearby properties it is not considered that the development would cause significant injury in this regard.

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. The proposed development would provide 1 no. additional bedroom, creating a 4 bedroom dwellinghouse. There is sufficient on-site parking to meet the parking demands arising from a property of this size and accordingly it is unlikely that the development would cause harm to highway safety.

RECOMMENDATION:

APPROVE

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

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____