DELEGATED REPORT

FILE REFERENCE: SMD/2016/0372 proposed raised roof with dormers to form bedroom and en-suite in the roof space

MAIN ISSUES:
Green Belt – SMDC Core Strategy Policy SS6c and NPPF section 9 (para 89)
Design; neighbour amenity.

PUBLICITY/REPRESENTATIONS:
Longsdon Parish Council – no objections, subject to normal planning guidelines.
Site Notice – no representations

CASE OFFICER ASSESSMENT:

Green Belt – SMDC policy adopted March 2014 is to exercise strict control over development in the Green Belt only allowing for exceptions as defined by Government policy. Paragraph 89 of the NPPF provides for 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.

Application reference 2944 in 1976 approved the re-building of a timber maisonette with a brick bungalow "virtually on the same foundation". The plan area of this building was c.83m2.

Application 699-87 approved an extension to form a bedroom and garage – the single storey wing projecting off the westerly elevation towards the road of c.70m2. The garage has since been converted to domestic living accommodation and in 2007 approval was granted for a detached garage, now built, on land nearer to the public road.

A side extension ref. 91/431 was refused on Green Belt grounds and subsequent correspondence refers to this being due to the property having already been extended by c.50% (which would seem to have been a significant under-estimate). Nevertheless an application for a kitchen extension to the north of c.15m2 was approved and has been built under application reference 92/667. Application 98/256 approved two rear dormers in the existing north east roof along with a conservatory – all also now built.

It is therefore established that this property as existing is now at least 87% larger in ground plan area than the original.

The current proposal would significantly alter the dynamic of the present property. The previously added west wing, which in its present form has eaves contiguous in level with the original property and a roof apex c.0.5m lower than the ridge of the post-1976 re-built original property would have its eaves raised and its 13m length of roof ridge raised by c.0.75m bringing it above the roof ridge of the re-built original house. It has not been established what was the roof ridge height of the true original timber maisonette.

The SMDC adopted Design Guidance is that extensions should be sub-ordinate to the original property and allow the original property form to remain identifiable. The effect of this proposal would be to over-dominate. The impacts of these effects would be conspicuously noticeable from the public road eg in oblique views across open field from the north west.

The proposal is considered to fail in terms of design and therefore be contrary to policy DC1 due to the over-dominance and distorting effect of the proposal in relation to the original (re-built) property.

Consideration has been given as to the effects or implications for neighbour amenity as the proposed three south facing dormers would overlook the side elevation of a bungalow – Brookside – to the south. There are no direct principal window conflicts. There may be some reservation that the dormer outlooks could be intrusive into the outside amenity space of Brookside; however, on balance, the relationship is not found problematic.

In conclusion the proposal fails in terms of Green Belt principle and impacts on openness and design contrary to the adopted design guide recommendations.

RECOMMENDATION:

Refuse

Date 10/08/2016 **Signed** _____
Arne Swithenbank

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____