DELEGATED REPORT

FILE REFERENCE: SMD/2016/0244

MAIN ISSUES:

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

PUBLICITY/REPRESENTATIONS:

Parish Council: No objection.
Tree Officer: No objection subject to a tree protection condition.

CASE OFFICER ASSESSMENT:

The application is for a two-storey side extension with an attached single-storey rear extension to a modern detached dwellinghouse. A previous scheme for a two-storey side extension was refused and dismissed on appeal in 2013 because the scale was considered to harm the openness of the Green Belt in which the site lies. The NPPF allows extensions to buildings in the Green Belt only where these are not disproportionate in relation to the original building. This is to protect the open character and appearance of the Green Belt. Extensions which are disproportionate and deemed to be inappropriate development in the Green Belt which are harmful to it and should only be allowed where very special circumstances have been demonstrated (and considered to outweigh the harm to the Green Belt).

The scheme originally submitted with this new application shows an extension of reduced size in relation to the previous scheme dismissed on appeal. However, despite the reduction in size, this was still considered to be "disproportionate". It would have resulted in an increase in original floorspace of 58%.

The scheme has been revised further via amended plans which show a reduction in width of side extension from 5.0 to 3.85 metres and also a significant reduction in depth (i.e the front of the extension has been set back further to the rear). A small single-storey rear extension has been added to the scheme. Despite this, the overall increase in floorspace now amounts to 50% and I consider this to represent a sufficient floorspace reduction in relation to the previous proposal. Also, in terms of the height, form, siting and overall size of the extension, when viewed from the road, the revised extension would not appear disproportionate in relation to the original house. The single-storey extension would not easily be visible and the two-storey extension would appear subservient to the main dwelling in accordance with the Council's Design Guide SPG. The particular form and design of the extension would harmonise with the character and appearance of the house.

The extension would be a sufficient distance from neighbouring dwellings to avoid any harm to the neighbours by way of light provision and privacy and would not appear obtrusive.

The proposal would result in the loss of a tree in the side garden but this is not considered to be worthy of retention. There are more significant trees to the rear of the proposed extension on land which slopes upwards to the rear. Some extraction work would be needed but this would not be close enough to the trees to cause any harm to the roots. However, a tree protection condition can be added requiring the erection of tree protection fencing and other measures during the construction works phase in order to ensure the protection of the trees.

Overall, the revised proposal would not amount to inappropriate development in the Green Belt and would appear acceptable in terms of design and the impact on the overall visual and residential amenities of the area.

RECOMMENDATION:

APPROVE

Date 11/08/2016 **Signed** _____
Chris Johnston

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____