

THE SITE

The Barn is located on Long Heys Lane, which is a narrow road between Beacon Lane Lees Lane on the east of Dalton. Vehicle access is from Beacon Lane as the road from Lees Lane is very uneven and rough and more suitable to tractors and 4x4 vehicles.

There are small clusters of farm buildings and dwellings along Long Heys Lane.

THE INITIAL PROPOSAL

The initial proposal approved under application 2019/1085/FUL was to construct an extension to the North East of the existing dwelling and a detached garage to provide secure parking for 2 cars and a store room.

THE NEW PROPOSAL

The new proposal is to apply for the detached garage, as this was constructed to slightly different dimensions to the approved plans. A wood store has been attached to the left hand side of the garage. A stone wall has been built to the north of the existing Barn and a gate is proposed. This application seeks to obtain approval for these elements.

FLOOD RISK ASSESSMENT

The site is not in a flood zone. The proposal therefore will not cause any changes to the flood management or maintenance.

CONSULTATION

As the proposed works constitutes only minor works, no public consultations have taken place.

SUPPLIMENTARY PLANNING DOCUMENT, DEVELOPMENT IN THE GREEN BELT

Section 1.4 - Planning Policy in relation to Green Belt, refers to “The Approach to considering development within the Green Belt”.

We assessed whether the proposed garage, wood store and wall, with gates was inappropriate.

- The garage is only slightly different to the approved plans
- The wooden store is built in a style that matches the look of the approved extension
- The stone wall and gates are similar in style to other entrance gates along Long Heyes Lane and in the local area, as outlined in the Supporting Document

We therefore deem the proposal capable of being not inappropriate

Section 2.6 – Alterations and Extensions to Building within the Green Belt

Policy GB4.

- a) The existing building is lawful and permanent in nature
- b) The existing building has a volume of 602.63m³
The existing outbuildings at the time of the property purchase had a volume of 69.54m³ (Timber Shed 3m x 3m x 2.2m high, Greenhouse 1.8 x 2.4 x 2.3m high, existing garage 2.675m x 5.51m x 2.7m high) – these were not included in the previous application
TOTAL EXISTING BUILDING Volume = 672.17m³
The proposed extension has a volume of 77.55m³
The proposed garage has a volume of 169.69m³
The proposed wooden store, including canopy roof has a volume of 268.03m³
This equates to a volume increase of 39.88%
This is less than the maximum 40% indicated in Policy GB4.
- c) The design or location of the extension is in keeping with the original form and appearance of the building and it does not materially harm the openness of the Green Belt as is not of an excessive scale or bulk.
The extension is also in keeping with the character of the area and is appropriate in terms of design and materials

Confirmation of volume calculation:-

Existing Building length = 12.695m
Area of existing gable = 47.47m²
Volume = 12.695 x 47.47 = 602.63m³

Existing Outbuildings
Timber Shed 3m x 3m x 2.2m high = 19.8m³
Greenhouse 1.8 x 2.4 x 2.3m high = 9.94m³
Existing garage 2.675m x 5.51m x 2.7m high = 39.8m³

Total Existing = 602.63 + 69.54 = 672.17m³

Proposed Extension length = 4.7m
Area of extension side elevation = 16.5m²
Volume = 4.7 x 16.5 = 77.55m³

Proposed Garage length = 7.545m
Garage area of side elevation = 22.49m²
Volume = 7.545 x 22.49 = 169.69m³

Proposed Wooden Store Length = 4.835m
Wooden Store area of side elevation = 4.3m²
Volume = 4.3 x 4.835 = 20.79m³

Total Proposed = 77.55 + 169.69 + 20.79 = 268.03m³

(268.03 / 672.17) x 100 = 39.88m³

Justification

The extension and garage do not have a material affect on the openness of the Green Belt due to their location and them being less than a 40% increase in volume. The extension is proposed to be situated between the existing barn and the neighbouring dwelling and being behind the property as viewed from the road as you come down the hill, is not prominent. The Garage is proposed at the rear of the plot and is approx. 1.5m lower than the raised garden and the field behind, so will not be prominent in its setting.

For the reasons outlined above the proposal conforms to policy.