

Proposed boot room and toolstore

Oakfield House, Hexham NE46 1ST

Background

We purchased Oakfield House and an adjoining 11 acres of pasture in 1996. The original house was an unimproved two bedroomed cottage and had been vacant for 5 years. Our intention was to develop a smallholding and create a home for ourselves and three young children.

We applied for planning permission to extend the house by 46% which provided two extra bedrooms and a kitchen. This was approved and the work carried out during 1997.

We have also erected two small agricultural buildings and a leanto in three stages since that time, total floor area approx. 200 sq m. These provide winter housing for our 25 sheep and 12 cattle as well as hay and straw storage. All of these proposals were approved by the relevant planning authority at the time.

We have demolished a garage which was in poor repair and had an asbestos roof. The size of the garage was 20 sq metres and we have no plans to replace it. This was mainly used for miscellaneous agricultural storage, and we have had to accommodate this in the other buildings for the time being.

Application 17/01776/FUL

In 2017 we applied for permission to demolish the existing rear porch and replace it with a larger porch and small garden room. This new extension would link the house with an adjoining stone barn and provide much needed space for waterproofs, boots etc. The barn houses four freezers mainly used for storage of home produced beef and lamb as well as a workshop. The extension would have added 12% to the size of the original house as shown in the appendix.

We were contacted by Geoff Tweddle, a planning officer, in August 2017 advising he intended to reject the plans. His main concerns were the impact on the openness of the green belt and that the house had been significantly extended in the past. The application was withdrawn at that stage.

We had a meeting with Marie Haworth, NCC planning officer, on 12th October 2017 to discuss a reduced scheme. She suggested an extension into the yard would be more acceptable than the proposed extension into the garden. We considered this carefully but felt that it would detract from the appearance of the house and adversely affect the internal layout.

Proposal

We would still like to build the extension on the original site but are prepared to reduce its size by almost a half to 12.6 sq m.

The extension will be used as a boot room for storage of coats and footwear. It will provide additional secure storage small power tools such as the hedgetrimmer and chainsaw. It will also provide a much needed covered access to the barn which is in frequent use as part of the house as well as our smallholding activities.

The proposal is relatively modest and would add a further 5.5% floor area to the original house (see appendix for details). The design reflects the existing rooflines, materials and scale of the current house and adjoining traditional barn. It is largely screened from public view by trees and hedges, some of which were planted by ourselves in 1997. The visual impact is very small and we feel the openness of the greenbelt is unaffected in view of its relatively small size and the natural screening.

Conclusion

The first extension was necessary to convert a two bedroomed house into a family home. Whilst the original floor area would appear adequate for a family, the internal layout of the original house offered little scope for adaption. In addition all the original walls are all at least 450mm thick which significantly reduced the size of the rooms. As a result we felt there was little alternative than to extend the house by 46% at that time.

We feel the addition of a further 5.5% of the relatively modest original house area is reasonable in order to provide a larger porch and integrate the house with the barn to assist our smallholding activities.

APPENDIX

OAKFIELD HOUSE

Proposed extension

All areas quoted represent the external footprint of the house and extensions.

History

Size of original house		181.6 sq m
Size of earlier extension (1997)	97.3 sq m	
Less demolished store	<u>13.8 sq m</u>	83.5 sq m

Increase in size of the original house following 1997 extension:- $(83.5 / 181.6)100 = 46\%$

Previous application (ref 17/01776/FUL)

Size of proposed extension (as planning application) $3.9\text{m} \times 6.1\text{m} = 23.8 \text{ sq m}$

Less demolished porch (2 sq m), net size of extension 21.8 sq m

Size of original house 181.6 sq m

Increase in size of original house $(21.8/181.6)100 = 12\%$

Current application

Size of proposed extension (as planning application) $3\text{m} \times 4.2\text{m} = 12.6 \text{ sq m}$

Less demolished porch (2 sq m), net size of extension 10.1 sq m

Size of original house 181.6 sq m

Increase in size of original house $(10.1/181.6)100 = 5.5\%$

Total increase in size of original house from the 1997 extension and the proposed extension = 51.5%

