

**Planning Statement (including Water Management Statement) by [AddisonRees Planning Consultancy Ltd](#)**

**Description:** Two storey side extensions, porch and covered veranda to existing house

**Location:** Rose Cottage, Habberley Valley, Kidderminster,  
DY11 5RH

**Applicant:** Mr & Mrs Taylor

**September 2023**

## **1.0 Introduction:**

1.1 This is a householder application for the construction of two storey side extensions, a porch extension, and covered veranda to the existing detached house. Other associated fenestration and internal alterations are also proposed. The existing side porch and single storey extension would be removed.

1.2 The property, Rose Cottage, is located within the Habberley Valley between Bewdley and Kidderminster.

## **2.0 Drawings and Plans/Technical Documents Submitted**

2.1 The following has been provided for this application:

- Location Plan 22-621-4
- Proposed Plans 22-621-1
- Proposed Site Plan 22-621-3
- SM0174 02 Existing Floor Plans
- SM0174 03 Existing Elevations
- Planning Statement (including Water Management Statement)
- Bat Survey and Impact Assessment

## **3.0 Planning History and Background of Development**

3.1 The existing property is a detached two storey house located with the Habberley Valley between Kidderminster and Bewdley. The property enjoys a relatively secluded location, with only two neighbouring properties in the immediate locality.

3.2 The proposals seek the renovation and extension of the existing detached two storey house. The existing side porch and single storey extension at the property are to be removed, with the proposals including two storey extensions to both sides of the property, as well as a porch extension and covered veranda. Other associated fenestration and internal alterations are also proposed. The proposals seek to create a more useable and flexible forever family home.

3.3 The property is not listed or located within the setting of any known heritage asset. The site is washed over by the Green Belt, with the property surrounded by the designed local wildlife site.

## **4.0 Policy Background**

4.1 The development plan consists of the Wyre Forest District Local Plan.

4.2 In this case, the proposed extensions seek to create a more useable and flexible family home. The proposals are subservient to the main house and domestic in scale; and would utilise external materials that match those of the existing property. The proposed domestic scale ancillary residential proposal is acceptable in principle in this semi-rural location.

4.3 Policies SP.20 and DM.24 seeks to secure high design quality in new development, with the Design Guidance SPD also providing advice on householder extensions, albeit that guidance now more than 8 years old.

4.4 Policy DM.25 is concerned with the design of extensions and alterations. The proposed development would fully comply with the criteria of this policy. The introduction of well-designed subservient extensions that incorporates matching external materials and design elements to the main house would harmonise, and integrate fully within the existing residential streetscape, such as it is. The property enjoys a relatively private setting, and cannot be readily viewed from outside of the site. The proposed extension incorporates design elements and external materials to match those of the existing house, and are not untypical to the locality. The proposed extensions have been carefully designed to incorporate both matching design characteristics and materials to harmonise with that of the existing property.

4.5 Paragraph 3.53 of the Design Guidance SPD sets out various considerations for household extension schemes. The proposed development has been designed accordingly, with the proposed two storey side extensions stepped down in ridge height, and back from the front elevation of the main house, in order to visually provide subservience to the original dwelling. Matching eaves heights are used. The proposed extensions, to be finished in matching external materials, would harmonise with the character and appearance of the main house. As above, the property ensures a relatively secluded location, where there isn't a street scene or overriding property character to speak of.

4.6 The proposals would fully comply with Policy SP.20 and Policy DM.24 of the local plan, as well as the Design Guide SPD.

4.7 The proposals seek to create a flexible family home, by adapting the existing property and creating a more practical and flexible internal layout, that benefits from natural light as much as possible, reducing the current reliance on artificial heating and lighting. The proposals would 'future-proof' the property as much as possible, by providing a flexible internal layout that was adaptable to the future needs of occupiers, including the ability to be able to provide a ground floor bedroom and wet room, as well as suitable home working space. The proposed development would help support the local economy through the creation of construction jobs, likely for a local building firm using local suppliers given the scale of the works, and creating an attractive flexible family home for the applicants and future occupiers.

4.8 The site is washed over by the Green Belt. Policy DM.22 echoes the NPPF in confirming the forms of development that are acceptable in the Green Belt, which includes the proportionate extension of an existing building.

4.9 Paragraph 138 of the NPPF confirms the five purposes the Green Belt serves:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

4.10 Notably the proposals do not conflict with any of the five purposes. The most relevant purpose to these proposals – safeguarding the countryside from encroachment – is adhered to. The proposals do not seek to extend the curtilage of the property.

4.11 As confirmed in paragraph 149 of the NPPF, 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, represents an appropriate form of development in the Green Belt. In this case, the proposals seek to remove the existing extensions to the property, and replace these with subservient additions that are wholly proportionate to the original property. Indeed, it is reasonably considered that larger extensions to the property could be undertaken without requiring planning permission under permitted development.

4.12 In the *Turner v SSCLG* [2016] EWCA Civ 466 judgement, the Judge found that the concept of openness in the Green Belt is not narrowly limited to the volumetric approach and visual impact is also a factor. In this case, there is no detrimental visual impact on the openness of the Green Belt.

4.13 Paragraph: 001 Reference ID: 64-001-20190722 of the Planning Practice Guidance has been updated to reflect relevant judgements, and confirms that assessing the impact of a proposal on the openness of the Green Belt, where it is relevant to do so, requires a judgment based on the circumstances of the case. By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment. These include, but are not limited to:

- openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;
- the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and
- the degree of activity likely to be generated, such as traffic generation.

4.14 With regards to the above matters, the proposals are for replacement extensions to the original property, which given its secluded nature, cannot be seen from outside of the site, and would not result in any additional traffic or activity to the property. The proposed veranda is entirely open in nature, and thus does not impact on the openness of the Green Belt.

4.15 The proposals would constitute an appropriate form of development in the Green Belt, that preserves openness.

## **5.0 Access and Highways**

5.1 The proposed development would not necessitate the alteration of the existing site access and off-road parking areas, or result in any increase in vehicular traffic to and from the property.

5.2 The existing parking and turning facilities associated with the property would be retained as part of the proposed development, that allows the parking and turning of vehicles.

5.3 The provision of the proposed development would not have an adverse impact upon the surrounding highway network; generate significant levels of vehicular movement; or result in any harm to highway safety.

## **6.0 Landscape and Biodiversity**

6.1 The proposed extension would have no impact on any existing landscape feature, or indeed the landscape character of the surrounding area. The existing trees and hedgerows around the property would remain in accordance with Policy SP.22.

6.2 Given the location of the property within the Habberley Valley and surrounded by a designated local wildlife site, the property has been subject to a bat survey and impact assessment, submitted as part of this application. In accordance with Policy SP.23, harm to any ecological habitat is to be avoided, and the recommendations of the bat survey, including the provision of suitable biodiversity net gain as part of the development with additional habitat provided, would be adhered to throughout the proposed development.

## **7.0 Water Management Statement**

7.1 The site is not located in any designated high or medium flood risk zone as set out in the EA Flood Maps. The proposed extensions would not result in any significant increase in the amount of impermeable surfaces on the site, and as such, there would be only minimal increase in surface water run-off. The property has an established drainage system for both surface water and foul water, which the proposed extension would connect to. The proposals would also include the use of a water butt to collect surface water run-off, for reuse in the garden area, with overflow to the existing property drainage system, in accordance with Policy SP.32.

7.2 The proposed development does not have any foul water implications, with the existing system serving the property having more than adequate capacity.

## **8.0 Conclusion**

8.1 The proposals seek permission for the construction of replacement extensions to the existing detached two storey house, including two storey side extensions, a porch extension and covered veranda. The proposals seek to create a flexible, forever family home.

8.2 The proposed extensions have been sympathetically designed to harmonise with the character and appearance of the existing property, whilst remaining a subservient feature to the main house. The proposals have no detrimental impact on the amenity of neighbouring properties, highway safety, landscape character, ecology, or site drainage, and would constitute an appropriate form of development in the Green Belt.

8.3 The proposed development fully complies with the relevant policy criteria of the Local Plan and Supplementary Guidance.