

Our ref: 150823

15 August 2023

Planning Department
South Gloucestershire Council
Strategic Planning
PO Box 299
High Street
Bristol BS15 0TR

Dear Sir/Madam

Please find enclosed a householder planning application for the erection of a small single storey rear extension, a small single storey side extension and re-roofing to the existing conservatory to replace a flat roof with a pitched roof.

In our opinion the re-roofing of the conservatory would fall within permitted development tolerances, however, for the sake of completeness we have included it within the application.

The dwelling sits on a substantial plot and serves an established agricultural/equestrian land use on surrounding land, all in all the land within the applicant's ownership extends to 19 acres. The residential curtilage extends to the front, rear and sides of the property.

It is proposed to utilise the space within the existing garage, along with a modest single storey extension attached to the rear of the garage to provide annexed accommodation for the applicant's mother. The annexe would be physically attached to the property, would mainly utilise existing floor area, would share the garden and parking areas with the host dwelling. It would easily convert back into residential accommodation as part of the main house when no longer required. Whilst the aim is to support the applicant's mum by having her close to hand, the family and mum would also like to have their own space, so we have shown a kitchenette to allow for the preparation of some meals when these are not shared.

It is also proposed to erect a small side extension off the existing kitchen to provide a utility/boot room. The applicants need somewhere to hang coats/muddy boots/overalls etc, ideally placing muddy/dirty items straight into a washing machine. The current layout does not allow for this, but with animals and horses on site this is vital component of a farmhouse.

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The site is covered by Green Belt policy; however, we do not feel that the single storey extensions would affect the principles of including land within the Green Belt, nor appear as disproportionate additions. Given that the applicants work/maintain a mixed holding of 19

acres, we feel there are special circumstances that would outweigh any potential Green Belt objection, these relate to the purpose/requirements for the extensions proposed. For any working farm/rural holding a practical space in which to store work clothing/footwear is an essential need. Having a space with washing machines/ a basin to wash hands etc also reduces the ability for any cross contamination that may occur if items are walked through the kitchen/dining area. The extension required to provide this space is a modest one, being single storey and set back towards the rear of the property.

The applicant's mum is beginning to need additional care, being in her 80's and the applicants would like to look after her. There was an extant consent for a Class Q conversion to a dwelling on the site, but this was some distance from the main house and next to the buildings that accommodate the applicant's animals. The applicants and mum felt it would be preferable to accommodate mum closer to the main house and retain the agricultural building as such. It is our understanding that the Class Q use has expired.

It would be possible to increase the footprint of the dwelling to the rear under permitted development, but this will not meet the applicants' requirements on the same way.

The extensions would not extend beyond the current frontage, they would be minimal and discreet but provide the accommodation the new owners need. More than ample amenity space would remain available for use. Likewise, the existing access and parking arrangements would not be affected by the proposals.

The extensions would be constructed of materials to match the existing. The alterations would not have an impact upon neighbouring properties.

Should you require any additional information or wish to discuss the proposals please do not hesitate to contact us.

Yours faithfully

ABIGAIL SNOOK