**Greenbelt Assessment -**

**23/01945/HOUSE – The Old Elm Tree, 1 Heron Court**

The extension of dwellings is accepted in principle by Policy DM6 subject to an assessment against a number of criteria including that there is no impact on the amenities of neighbouring uses including loss of privacy, light and overbearing impact. This policy goes on to state that the proposal should respect the character of the surrounding area including its local distinctiveness, landscape character and the open character of the surrounding countryside.

The site is located within the Hoveringham Green Belt where new development is strictly controlled through Spatial Policy 4B of the Core Strategy which defers assessment to national green belt policy contained in the NPPF. The NPPF does allow for 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 (paragraph 149).

As a guide, planning case law shows that the upper limit for a householder extension in the Green Belt is normally around a 30 to 50% increase from the original building. Paragraph 147 of the NPPF states that inappropriate development is, by definition, harmful to the 5 Green Belt and should not be approved except in very special circumstances.

Paragraph 148 states that ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. An assessment of the increase in size of the proposal taking account of footprint, floorspace, volume and height into consideration.

The proposal in this case is to erect a balcony to the rear elevation of the property and to replace the existing window with a door. Proposed materials are to be materials to match existing for the proposed door, with a natural wood construction for the balcony with clear safety glass walls. The depth of the balcony will be 1metre and the width will be 1.6 metres. The balcony will not be visible from neighbouring properties but will be visible from the river, although the impact will be minimal.