



# Green Belt Assessment

**Applicant:**

Mr & Mrs L Stanhope

**Site Address:**

673 Denby Dale Road  
Calder Grove  
Wakefield  
WF4 3DL

**Local Planning Authority:**

Wakefield Council

**Proposal:**

Erection of Extension to Side  
Elevations.

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### 1.0 INTRODUCTION

1.1 RBA Town Planning have been instructed by the Applicant, Mr & Mrs L Stanhope to prepare a Green Belt Assessment to support an application for 2 storey extensions to the sides of the Dwelling.

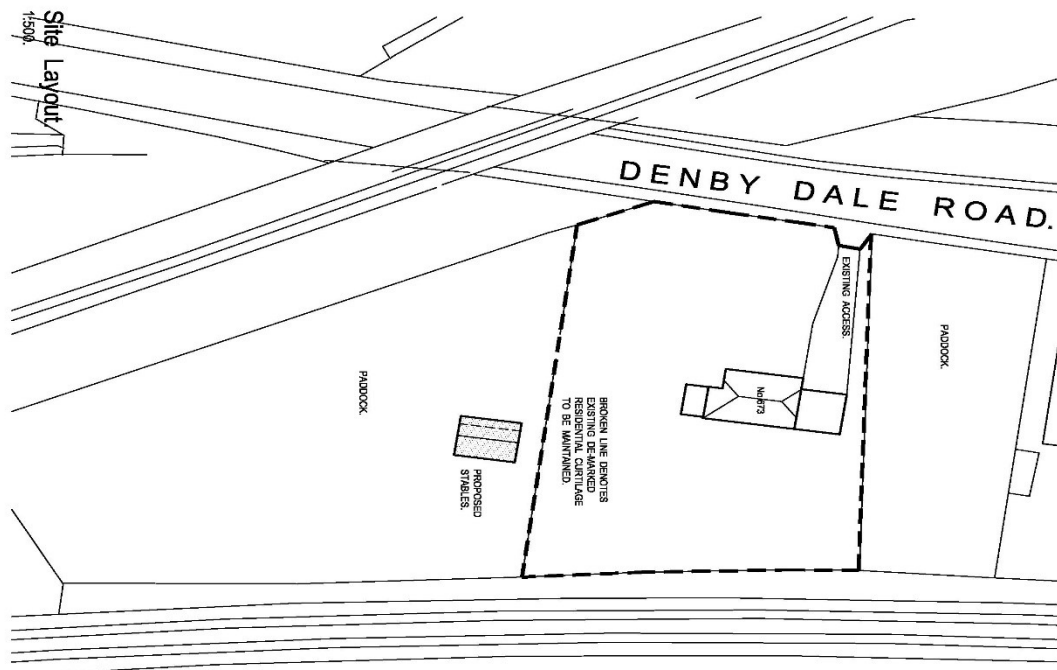
1.2 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing. (National Planning Policy Framework 47).

1.3 This assessment sets out the Applicant's Case and makes reasoned justification against Adopted Plan Policies. This assessment should be read in conjunction with the proposed plans and all other documentation submitted as part of the original planning application and attached appendices.

## 2.0 THE SITE

2.1 The Application Site comprises a substantial plot occupied by a detached bungalow on Denby Dale Road, situated approximately 125m south of the junction with Blacker Lane. The property is located in an area of open land in Calder Grove although is neighboured by other residential properties of varying size and style to the north. The site is also bound by a railway line to the east with a disused railway line to the south with Denby Dale road to the west. The site is designated Green Belt.

Figure 1.



The bungalow has a large rear and side curtilage which is largely laid with lawn and a large part of the frontage is laid with hardcore. Double timber gates, which are setback along the driveway from Denby Dale Road provide the access point into the site. The bungalow is visible from the public realm, as the land rises westwards and the front boundary immediately in front of the dwelling comprises a low hedge. However, there are several mature trees along the rest of the front and side boundaries that provide notable concealment of the dwelling and the plot from wider views.

### 3.0 ASSESSMENT

3.1 Within the Wakefield Core Strategy Policy, policy D23 outlines the Overall Spatial Strategy for the Green Belt. It is stated within the policy that within the Green Belt limited extensions and alterations to a residential property may be appropriate provided they are not disproportionate to the original building. Extensions and alterations to residential properties will be acceptable in the green belt providing they comply with the criteria specified in the policy which states:

- A. Extensions are not disproportionate over and above the size of the existing building(s) when originally constructed;
- B. The scale, materials and general design are in keeping with the character of the buildings and their surroundings; and
- C. It does not lead to major increase on the developed proportion of the site.

3.2 The relevant national policy is considered to be the latest version of the National Planning Policy Framework (NPPF). The NPPF sets out that “inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances” and that a “local planning authority should regard the construction of new buildings as inappropriate in the Green Belt”. However, the NPPF sets out a series of exceptions to this, one such exception being:

- c. 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.

3.3 It is considered the proposed development satisfies exception c) of paragraph 149 of the NPPF.

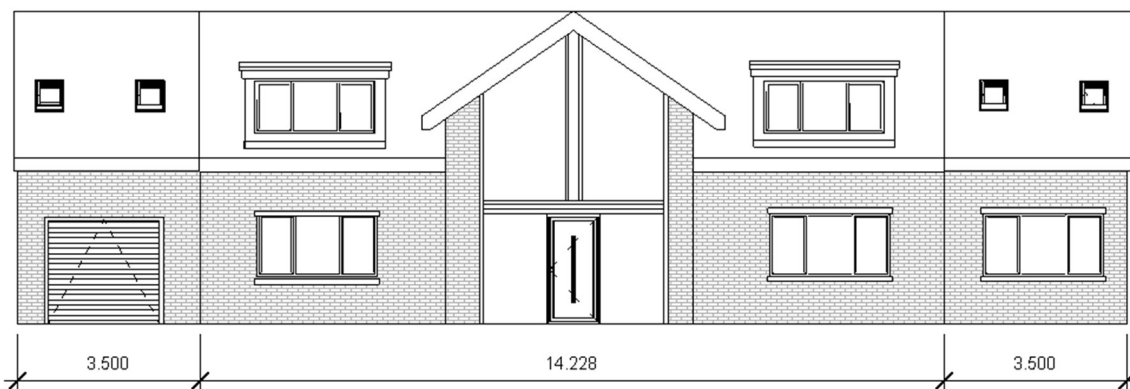
The existing footprint of the dwellinghouse is 113m<sup>2</sup> with an existing volume of 542m<sup>3</sup>.

Following the construction of the side extensions the footprint is increased to 165m<sup>2</sup> with the volume increasing to 790m<sup>3</sup> thus creating a total volume increase of 45.75% and a total footprint increase of 45.5%.

**3.4** In accordance with the Wakefield Residential Design guide section 1.14.09 a maximum extension of up to 50% of the volume and 50% of the floor space of the original house may be regarded as proportionate over and above the size of the original house and therefore the increase of 44% is not seen as a disproportionate increase to the host dwelling.

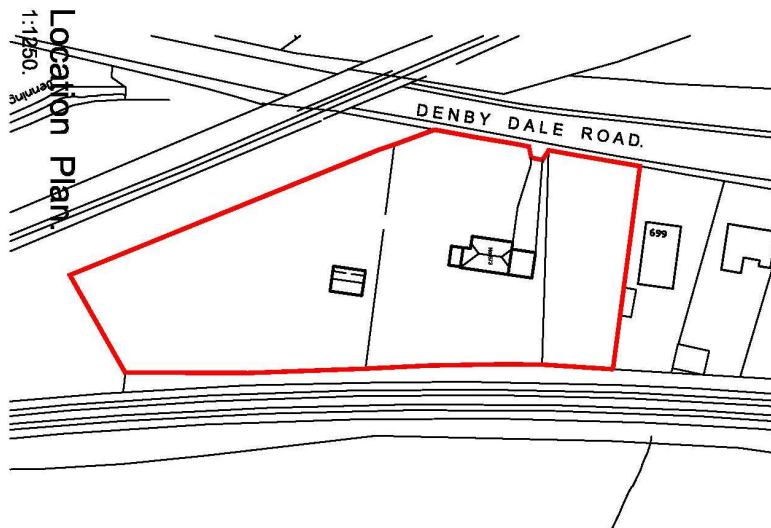
**3.5** The design of the extension provides less than two thirds of the width of the original dwelling (Figure 2) however does not include subservience to the main dwelling as the property is in isolation and not read in conjunction with the street scene and neighbouring properties.

Figure 2.



**3.6** The final consideration is the overall size of the application site in proportion to the dwellinghouse which occupies a small area of the overall site as show in Figure 3.

Figure 3.



3.7 In summary, the volume increase of 45.75% is considered to be a proportionate addition to the dwellinghouse. Further justification to support the proposal as an extension in Green Belt are the site characteristics, the nature of the proposal and how this relates to both the Application Site and host dwelling.