

## Greenbelt Openness Statement – Kew Haven House

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The proposal is for a dormer window and velux windows, to enhance the loft conversion which has already been agreed as Lawful via Certificate **23/11131**.

A comparison between the approved elevations and proposed elevations is shown below:



PROPOSED NORTH ELEVATION

*Approved North elevation*

PROPOSED NORTH ELEVATION

*Proposed north elevation*



PROPOSED SOUTH ELEVATION

*Approved South elevation*

PROPOSED SOUTH ELEVATION

*Proposed south elevation*

The main differences are a couple of small velux windows instead of sun pipes, and the addition of a modest dormer window.

This statement has been prepared because the site lies within the Greenbelt.

Paragraph 142 of the National Planning Policy Framework confirms that the Government attaches great importance to Green Belts.

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Green Belt serves five purposes:

- 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.

This proposal relates to an existing detached dwellinghouse, with an approved and accepted Lawful loft conversion, which comprises the 'material fallback position' in this instance.

Paragraph 154 of the NPPF sets out how a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, with set out Exceptions to this policy, including (relevantly):-

*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;*

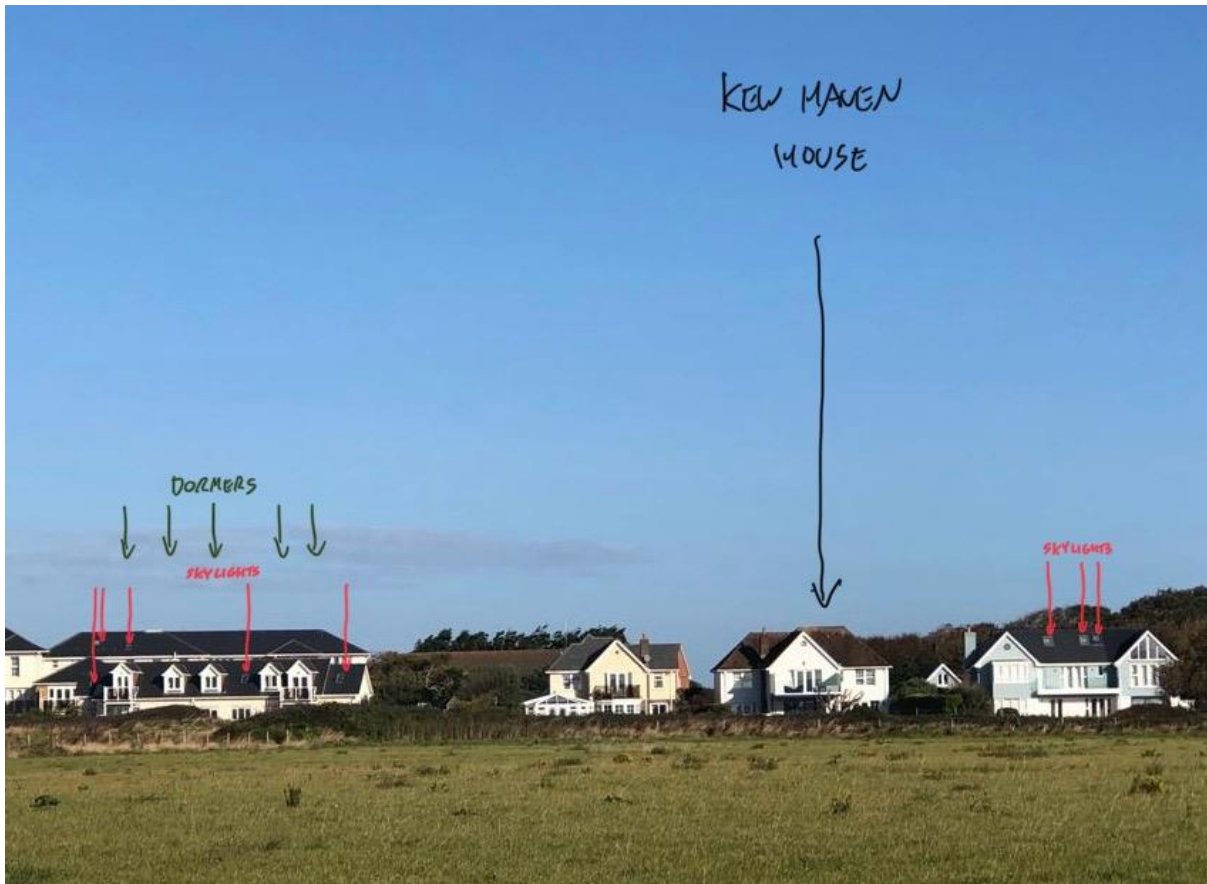
'Disproportionate', within the context of the NPPF, would mean an extension so large that it materially affects the openness of the greenbelt.

In this case, the proposed windows would form a modest and compact addition to the dwelling, with a fenestration pattern which is in-keeping with the style and character of the existing house. The proposal would not create 'significant' volume, within the context of the scale of the house and nature of the streetscene within which the proposal sits. In consideration of the proposals being in-keeping with the streetscene, please note that:-

The adjacent house has the same style of triangular glass in the gable end;

- there are 5 existing dormer windows in the property two doors along;

- the dormer in similar in appearance to the 5 existing in the property 2 doors along;
- there are 3 skylights next door and at least 5 in the property two doors along;



Within this context, the proposals are therefore not thought to materially affect the openness of the Greenbelt.

When recently granting plans for Hordle Point House (22/10732), the planning officer concluded:-

*The proposed dormer would marginally contribute to this allowance whilst the extension to the annexe would not be considered within the 30%. In addition, the proposed extension of the detached garage and the second-storey dormer window would create a proportionate addition that would complement and enhance the existing dwelling, and would not undermine the openness of the Green Belt or the rural character of the countryside. The proposed garage extension and proposed second-storey dormer would not be visible within the streetscene by virtue of the set back nature of the dwelling and their position on the property. As such, neither would be an intrusive feature within the streetscene, the countryside or the Green Belt and therefore the proposals are considered to be acceptable and comply with Policy DM20 insofar as it is of appropriate design, scale and appearance and is in keeping with the rural character of the area*



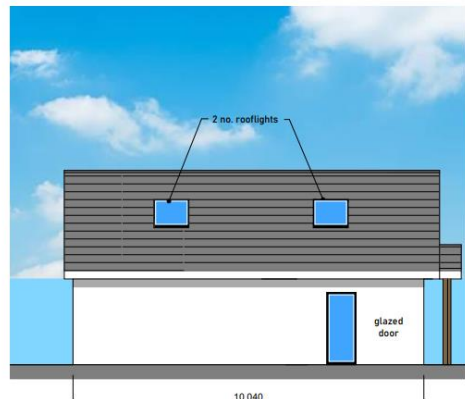
South West (Side)



North East Elevation (Side)



South East (Front)



North West (Rear)



*Excerpt from Approved plans for Hordle Point House 22/10732*

In terms of traffic generation, the addition of a dormer and velux windows would have no material impact.

### 1. NFDC Greenbelt Study

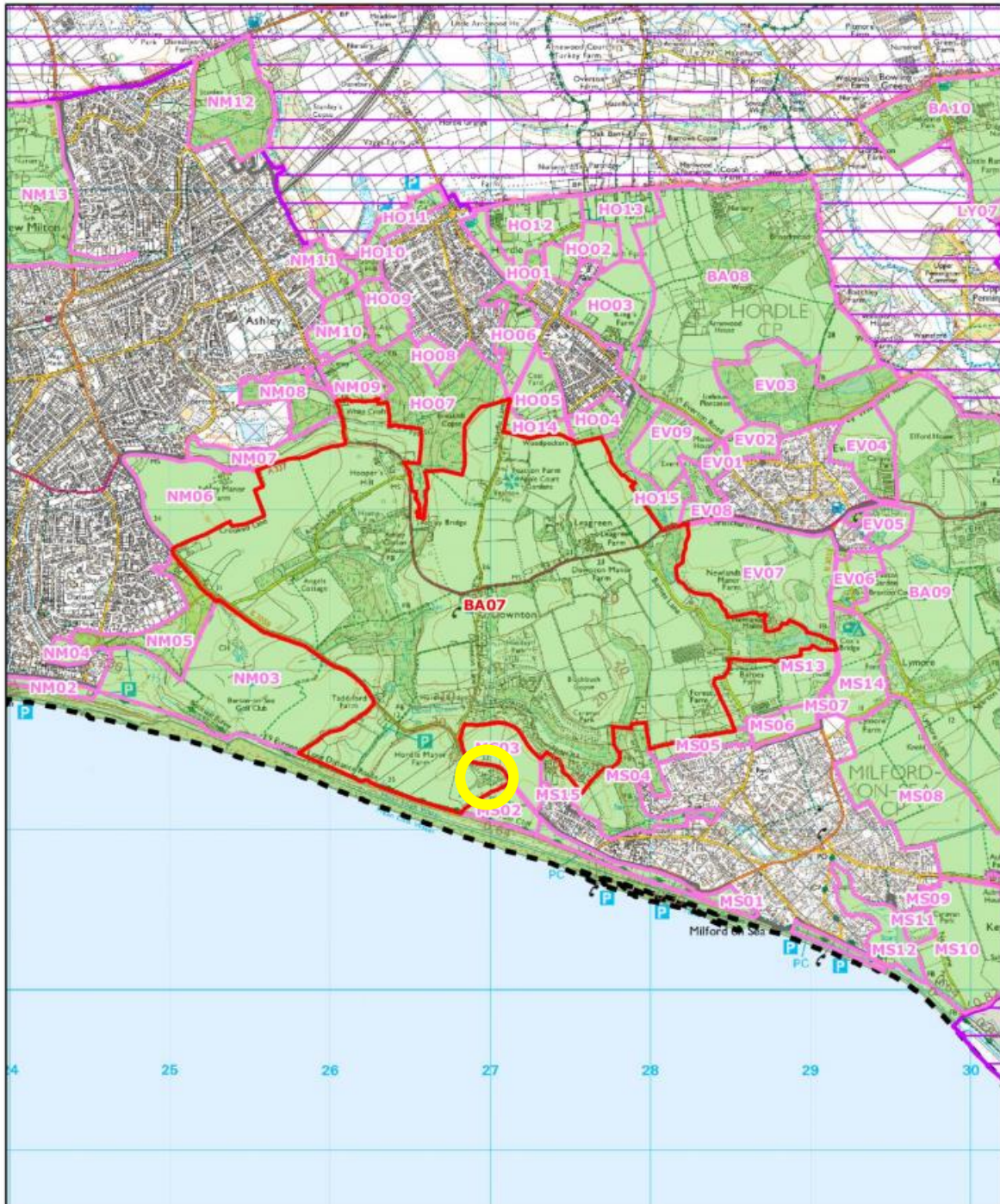
The NFDC Greenbelt Study dated 2016 considers the site as falling within large parcel BA07, as highlighted in a yellow circle, below. Allowing the dormer and velux windows would not change the way in which the parcels checks urban sprawl, or prevents towns merging. It would not cause an encroachment into the countryside. It would be in-keeping with existing character of the built environment within the Whatley Road area. Therefore, the proposal would not cause any erosion of the greenbelt.

Settlement:

Downton & Lea Green

Settlement Type:

Broad Area



- |                                     |               |
|-------------------------------------|---------------|
| Settlement Green Belt Parcel        | Built-up area |
| Other Settlement Green Belt Parcels | National Park |
| District Boundary                   | AONB          |
| Green Belt                          |               |
| Contour                             |               |

<b>Settlement:</b>	Downton & Lea Green	<b>Settlement Type:</b>	Broad Area
<b>Parcel</b>	BA07		
<b>Size (ha)</b>	544.1	<b>Parcel type</b>	Broad Area
<b>Development/land use</b>			
An area of mostly flat arable farmland, bisected by wooded stream valleys (Danes Stream and one of its tributaries, and a tributary of the Avon Water). The wooded stream valleys area responsible for the irregular forms of many of the intervening fields. There is only isolated permanent settlement within the area, including the hamlet of Downton and a housing development on Whately Road, to the west of Milford, but the extensive Shorefield Holiday Park, with caravans and lodges, is located between Downton and Milford.			
<b>Parcel boundaries</b>			
The broad area abuts inner parcels defined adjacent to the villages of New Milton, Hordle, Everton and Milford, and meets the coastline to the south of Downton.			
<b>Relationship between settlement and countryside</b>			
Although surrounded by settlements the area retains a rural character, to which the wooded stream valleys and open arable fields make a strong contribution in terms of creating separation between built-up areas and countryside. The stream valleys also provide important links between this area and countryside to the north, forming significant landscape elements in the narrow gaps between the surrounding ring of settlements. Shorefield Holiday Park is located in a well-wooded setting within the fringes of the Danes Stream valley, and has little visual impact on the surrounding landscape.			
<b>Contribution to Green Belt purposes</b>			
<b>Purpose</b>	<b>Comments</b>	<b>Rating</b>	
1 - Check the unrestricted sprawl of large built-up areas	The broad area has no relationship with the large built-up area of Christchurch.	Weak or no contribution	
2 - Prevent neighbouring towns merging into one another	The broad area plays an important role in separation between the villages of New Milton, Hordle, Everton and Milford, and accounts for a large part of the open space between Christchurch and Lymington.	Strong	
3 - Assist in safeguarding the countryside from encroachment	The surrounding settlements have little impact on the openness of the countryside within this broad area, and landscape elements within it, the wooded stream valleys, form important links with the wider Green Belt.	Strong	
4 - To preserve the special character of historic towns	The broad area does not form part of the setting of an historic town.	Weak or no contribution	
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Individual parcels are considered to make an equal contribution to this purpose, and so have not been assessed.	Not assessed	
<b>Green Belt boundary strength</b>			
There are no Green Belt boundaries in the broad area.			

The proposed addition of a dormer and velux windows meets the exceptions test for greenbelt policy. It would not cause any kind of significant physical or visual intrusion on the greenbelt, particularly when compared to the loft conversion 'as approved' to date, and the context of surrounding built development. As such, it would not affect the spatial or visual aspects of the greenbelt.