

PLANNING STATEMENT

Prepared in support of a householder planning application to:

The Grange, 3A Kirkby Road, Ravenshead,
Nottingham (NG15 9HD)

Site description

The application site (The Grange, 3A Kirkby Road, Ravenshead, NG15 9HD) is a three storey detached property located within the Greenbelt of Nottinghamshire. The existing dwelling is neither locally or nationally listed, nor is it in a flood risk zone or conservation area. The site is approximately 4.3 acres and is adjoined by detached properties to the north, east, west and south. Substantial, well established woodland and vegetation to all of the boundaries ensures complete annual privacy screening to and from all neighbouring dwellings.

The existing dwelling has a ground floor area of 270sqm and has not been previously extended.

Proposed development

The application seeks permission for a single storey pool house for purposes incidental to the enjoyment of the dwellinghouse, located to the north of the host dwelling with associated external landscaping amendments to existing external patios.

The extension would measure 7m in width and 13.5m in depth, 2.7m at the eaves and a ridge height of 6.2m.

Relevant planning history

2021/0685TPO- Consent granted for Woodland Management Plan (proposed does not require tree removal).

Relevant planning policy

The following policies are relevant to this proposal:

- NPPF: Chapter 12 - Achieving Well Designed Places; Chapter 13 - Protecting Green Belt Land; Chapter 16 - Conserving and Enhancing the Historic Environment
- Gedling Borough Aligned Core Strategy: Policy 3 - The Green Belt; Policy 10 - Design and Enhancing Local Identity
- The Local Authority Local Planning Document (LPD): LPD 13 - Extensions to Buildings within the Green Belt; LPD 32 - Amenity.

Design, access & materials

The proposed design aims to reflect the architectural character of the existing dwelling with the use of a 45 degree roof pitch and high quality masonry and recessed stone detailing - each referencing the modern interpretation of the Arts and Crafts period evident in the host dwelling. Furthermore, the scale and massing is well proportioned and subservient relative to the host. All materials are to match the existing dwelling, including the masonry specification, recessed stone details and window proportions (note rain water goods are concealed). Access to the site will not be affected by the proposals in this application.

Planning considerations

The main planning considerations relevant to this proposal are:

1. Whether the proposal would be a disproportionate addition over and above the size of the existing dwelling (compliance with Green Belt policy)
2. Impact on residential amenity

Green Belt

The National Planning Policy Framework (2023) paragraph 142 states that the government attaches great importance to Green Belts. The core aim of Green Belt policy is to prevent urban sprawl by keeping land open and permanent. Paragraph 143 of the NPPF goes on to state the five purposes that Green Belts serve:

- 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.

Paragraph 152 of the NPPF states that inappropriate development is by definition harmful to Green Belt land and should not be approved except in very special circumstances. Paragraph 154 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt with a few exceptions amongst one which relates to the extension of buildings in Green Belts providing that it does not result in a disproportionate addition 'over and above' the size of the original building (para.154 - section c).

Gedling Borough Council Local Planning Document Policy LPD 13 is consistent with the NPPF and sets a limit of 50% floor space above the original floor space of a building. Subparagraph b states that in all cases extensions and alterations will be expected to be:

- in keeping with surrounding character in terms of height, bulk, form and general design and,
- not have a detrimental impact on the openness of the Green Belt or the reasons for including land within it.

Assessment of appropriateness of proposal in Green Belt

The GIA for a single floor level in the existing dwelling is 270sqm, with the proposed GIA equating to 101sqm. The addition therefore represents a 37.4% increase in floor space relative to the existing dwelling.

Given that this percentage increase is below the 50% threshold set by policy noted in LPD 13 of the Local Planning Document it is considered that the proposal would not result in a disproportionate addition to the existing dwelling. Furthermore given the sympathetic design and subservient scale it would not cause a detrimental impact to the openness of the surrounding Green Belt land.

The proposed development would therefore constitute appropriate development in the Green Belt in accordance with section 13 of the NPPF and Policy LPD 13 of the Local Planning Document.

Impact on residential amenity

The existing dwelling and proposed extension are centrally located within a substantial plot of 4.3 acres. Boundaries will remain unaffected and formed by extensive and well established vegetation and/or woodlands to the north, east, south and west. It is considered given the nature of the proposal, its location, separation distances and relationships with neighbouring properties that there will be no impact on the residential amenities of any adjoining dwelling.

The proposed would therefore be in accordance with policy LPD 32 of the Local Planning Document.

Conclusion

Taking the above in to account, it is considered that the proposal would represent appropriate development in the Green Belt and would result in no harm to the amenities of the neighbouring occupiers. The proposed extension is therefore in accordance with Sections 12 & 13 of the National Planning Policy Framework, Policy 3 & 10 of the Aligned Core Strategy and policies LPD 13 & 32 of the Gedling Borough Council Local Planning Document.