

January 2024



Full planning application for the demolition of an existing agricultural building with Prior Approval under Class Q for residential use and erection of a detached dwelling at The Lodge, Moor Lane, Haxby, YO32 2QN.

Planning Statement

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1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared on behalf of Mr S Metcalfe in support of a full planning application for the demolition of an existing agricultural building and the erection of a detached dwelling at The Lodge, Moor Lane, Haxby, YO32 2QN.
- 1.2 The site is located 400m to the north of Haxby itself, to the east of Moor Lane. It lies within the Green Belt as notated on the York Local Plan Proposals Map. Vehicular access to the dwelling is achieved from the existing driveway direct from Moor Lane.
- 1.3 The existing agricultural building is located to the far eastern edge of the wider holding and measures circa 300sqm as detailed within the submitted existing floorplans. A smaller agricultural building of 65sqm is also present on site adjacent to the larger building.



- 1.4 A Prior Approval Application – Class Q (21/02225/ABC3) relating to the agricultural building subject to this application for Change of use of agricultural building to 1no. dwellinghouse under Class Q Part 3 Schedule 2 of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 was approved on December 1st 2021.
- 1.5 Application 23/00219/FUL for an application of identical description was approved on 5th December 2023. This application seeks to create a covered timber framed car port to the southern elevation of the proposed dwelling and therefore allow the creation of a fourth bedroom within the proposed dwelling.
- 1.6 The above extant permissions establish the principle and a quantum of additional residential built form within the Green Belt. As established by planning case law, these approvals represent a realistic fall-back development is a material consideration in the consideration of this application.

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- 1.7 The realistic established fallback position would largely provide the accommodation desired but, the Class Q dwelling would result in a dwelling which would not be as visually attractive as that proposed within the application. Whilst the December 2023 approved development would result in the comprehensive redevelopment of the eastern part of the site with a replacement dwelling of high-quality design, the scheme is unattractive to the current market conditions in Haxby having only 3 bedrooms.
- 1.8 The proposed dwelling would accommodate 4 bedrooms internally and car parking within the car port whilst still resulting in a reduced volumetric impact on the openness of the Green Belt when compared to the two existing agricultural buildings present on site.

2.0 PROPOSED DEVELOPMENT

- 2.1 Full planning permission is sought for the demolition of the existing agricultural building which has Prior Approval for a residential re-use and a smaller agricultural building adjacent. It is proposed to build a replacement 4-bedroom single storey dwelling, in an identical location to the approved dwelling under 23/00219/FUL. Full details of the proposals are shown on the architectural plans submitted with the application.
- 2.2 The orientation and layout of the replacement dwelling will remain linear to reflect the scale of the existing building, although the footprint of the building will be slightly altered to allow the width of the proposed dwelling to be slightly wider than the building it replaces but would not be as long.
- 2.3 The scale of the replacement dwelling internally would represent an identical 300sqm replacement when compared with the potential reasonable development of the site as established through the Prior Approval Application – Class Q (21/02225/ABC3). The proposed car port and bin store would slightly increase the built volume on site compared to the approved scheme under 23/00219/FUL however would still result in a 189cu.m (15.16%) reduction in volume from the existing built form across the two agricultural buildings present on site.
- 2.4 The design of the dwelling is of a high quality and will utilise materials which are complementary to the local agricultural character and have been approved within the 2023 permission. The finishing materials of the replacement dwelling would be modern yet in keeping with the character of the area with the proposed timber clad walls, solid hardwood gable framing and grey metal sheet roofing with a solid oak framed car port.
- 2.5 The comprehensive design of the replacement dwelling will ensure an improved visual appearance to the site when compared to the dilapidated appearance of the existing breezeblock building.

3.0 PLANNING POLICY

National Planning Policy Framework

- 3.1 The revised National Planning Policy Framework (“NPPF”) was published in December 2023 and replaces the previous iterations. The introduction to the document confirms it is a material consideration in the determination of planning applications.
- 3.2 The revised publication confirms the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 sets out the three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are:
- An Economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - A Social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
 - An Environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 3.3 Paragraph 11 sets out the presumption in favour of sustainable development. In relation to decision taking this means:
- “c) approving development proposals that accord with the development plan without delay; or***
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:***
- i) The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁷; or***
 - ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”***
- 3.4 Footnote 7 lists areas or designations such as Green Belt and areas at risk of flooding.
- 3.5 The NPPF contains policies relating to a number of matters, one of which is design. On this theme, NPPF Paragraph 131 states:

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

3.6 Paragraph 135 establishes requirements for design and states:

“Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;**
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;**
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);**
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;**
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and**
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”**

3.7 Section 13 relates to protecting green belt land. Paragraph 142 confirms 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.

3.8 Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (paragraph 152). When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘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 (paragraph 153)

3.9 Paragraph 154 confirms a number of exceptions exist by which new buildings will not be considered inappropriate development, the relevant ones being;

“the extension or alteration of a building provided that it does not result in disproportionate additions over and above the original building.” & “the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces”.

Local Development Framework

3.10 The statutory development in this case comprises only the retained policies and key diagram relating to the Green Belt in the Yorkshire and Humber Regional Spatial Strategy.

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- 3.11 The City of York does not have an adopted development plan at local level. Relevant planning policy documents include the City of York Draft Local Plan Incorporating the 4th Set of Changes (April 2005).
- 3.12 The Draft Local Plan (2005) was never formally adopted and subsequently does not form part of the statutory development plan. Limited weight can therefore be attributed to the document; however, it is a material consideration in considering the proposed development.
- 3.13 The City of York Council are currently in the process of preparing a new Local Plan. The emerging Plan has progressed to examination. In accordance with the National Planning Policy Framework (2021) weight may be afforded to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to relevant policies and the degree of consistency of policies with the Framework.

City of York Draft Local Plan (April 2005)

- 3.14 The following policies contained in the City of York Draft Plan (2005) are considered as most relevant to this proposal:

- Policy SP3: Safeguarding the Historic Character and Setting of York
- Policy SP6: Location Strategy
- Policy GP1: Design
- Policy GP4a: Sustainability
- Policy GP6: Contaminated Land
- Policy GP9: Landscaping
- Policy GP11: Accessibility
- Policy GP15a: Development and Flood Risk
- Policy NE1: Trees, Woodlands and Hedgerows
- Policy NE7: Habitat Protection and Creation
- Policy HE2: Development in Historic Locations
- Policy HE10: Archaeology
- Policy GB1: Development in the Green Belt
- Policy GB5: Replacement Dwellings

- 3.15 Policy GB1 reflects the NPPF wording related to Development in the Green Belt as discussed above. Policy GB5 confirms replacement dwellings within the Green Belt will be appropriate if a) the existing dwelling is not a listed building, and c) the new dwelling would be located as close as possible to the site of the original dwelling or located on a site which better relates to other existing built development in the area and of a matching size and scale to that being replaced; and d) the design and materials are appropriate to the character of the area; and e) the existing dwelling is demolished immediately prior to, or upon, its replacement.

Emerging City of York Local Plan

- 3.16 The Publication Draft City of York Local Plan 2018 (2018 DLP) was submitted for examination on 25 May 2018. Phase 1 of the hearings into the examination of the Local Plan took place in December 2019. Further hearings scheduled for March 2022 were recently confirmed to be delayed.

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- 3.17 Whilst the emerging plan (eLP) is therefore at an advanced stage, it is yet to be formally adopted as part of the development plan. The Plan is therefore a material consideration in accordance with weight to be afforded to emerging development plans as set out under the National Planning Policy Framework (2023).
- 3.18 Emerging policies considered relevant to the proposed development include:
- Policy H3: Balancing the Housing Market;
 - Policy H9: Older Persons Specialist Housing;
 - Policy CC1: Renewable and Low Carbon Energy Generation and Storage;
 - Policy CC2: Sustainable Design and Construction of New Development;
 - Policy D7: The Significance of Non-Designated Heritage Assets;
 - Policy GI2: Biodiversity and Access to Nature;
 - Policy T1: Sustainable Access;
 - Policy T7: Minimising and Accommodating Generated Trips.
- 3.19 Recent planning committee reports for the City of York Council confirm the Council is currently unable to demonstrate a 5 year supply of deliverable housing sites.
- 3.20 Reports also confirm the Council has concluded that changes to the general extent of the York Green Belt are required to meet the development needs for housing which cannot be solely provided for in urban areas or villages (outside of the Green Belt).

4.0 POLICY ASSESSMENT

- 4.1 The proposed layout of the scheme retains and utilises the existing site access from Moor Lane, which would continue to serve the existing dwelling (Rose Cottage Farm) the proposed dwelling and the remainder of the agricultural holding. The proposed dwelling is located in an orientation broadly commensurate with the existing building, but is proposed to be 'pulled away' from the north eastern boundary of the site to allow circulation around the dwelling, soft landscaping and the entrance to be located to the 'rear' as requested by the case officer during the consideration of 23/00219/FUL.
- 4.2 In terms of architectural treatment, the replacement dwelling will be of a higher quality than the fallback Class Q dwelling. Equally, the use of high-quality timber cladding, solid hardwood and metal sheeting as the predominant building materials is considered to be suitable for the area given these materials were agreed within the 2023 approved scheme. The proposed dwelling would be significantly more sustainable than the fallback Class Q dwelling as a result of the new build nature and ability to implement green technology, including renewable initiatives and higher quality finishes. The high-quality design of the scheme and proposed material palette accords with Policy GP1.

Green Belt Policy & Principle of Development

- 4.3 The Policies Map contained within the City of York Draft Local Plan Incorporating the 4th Set of Changes (April 2005) was never formally adopted and can only be given limited weight. However, the unadopted plan "is still used as the basis for development management decisions" according to the City of York Council website.
- 4.4 Firstly, as set out above, the City of York Council does not have an up to date Local Plan and there is therefore a presumption in favour of sustainable development. The proposed scheme represents the replacement of a Class Q dwelling which benefits from extant prior approval and an extant full permission for a three bed new build conversion; as such, the proposal represents sustainable development in a location which benefits from a realistic fallback for the creation of an alternative dwelling. The consideration of the authority should therefore rest solely on the differences between the approved 2023 scheme and the scheme as proposed.
- 4.5 The site is defined as within Green Belt land within the 2005 Draft Local Plan and National and Local Policies related to development in the Green Belt are considered applicable when considering the development.
- 4.6 Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (paragraph 152). However, NPPF guidance (Para 154) allows replacement dwellings that are **not materially larger than the one it replaces** and also **the extension and alteration of a building provided it does not result in disproportionate additions over and above the original dwelling**.
- 4.7 Whilst it is accepted that the lawful use of the building remains agricultural, this application should be judged in the context of a permitted development/extant permission fallback position which is the subject of the recent Prior Approval Application – Class Q (21/02225/ABC3) and extant permission (23/00219/FUL) for the creation of a three bed dwelling on the application site. In **Mansell v Tonbridge and Malling BC** [2017] EWCA Civ 1314 the position of a reasonable fallback position is clarified in that

“when the court is considering whether a decision-maker has properly identified a “real prospect” of a fallback development being carried out should planning permission for the proposed development be refused, there is no rule of law that, in every case, the “real prospect” will depend, for example ... on there being a firm design for the alternative scheme, or on the landowner or developer having said precisely how he would make use of any permitted development rights available to him under the GPDO.”

- 4.8 The prior approval application establishes that under Part 3 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), a 300sqm dwelling could be created through the conversion of the agricultural building to form a detached dwelling. Meanwhile the extant permission (23/00219/FUL) establishes the principle of development for the demolition of agricultural buildings to be replaced by a new build dwelling. Therefore the submitted scheme when compared to the 2023 extant scheme only differs through the addition of a car port and bin store and internal alteration to include a fourth bedroom.
- 4.9 Following a number of design and marketing meetings, it was concluded the creation of a new build three bed dwelling would be unattractive to the market should the property be sold. As such, a replacement 4 bed dwelling is proposed and is the subject to this application, during negotiations related to 23/00219/FUL the case officer requested covered car parking be included within the scheme. As such, the submitted scheme includes an oak framed car port with bin and cycle store to the southern elevation.
- 4.10 Whilst the proposal seeks to replace a dwelling that benefits from multiple extant permissions, it remains a proposal for the replacement of a building that has a current lawful use is as an agricultural building. Therefore, the proposal in isolation may still be considered *inappropriate development in the Green Belt* and as such Very Special Circumstances must be demonstrated in line with NPPF Paragraph 153 where “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.”
- 4.11 However, the recent approval (23/00219/FUL) remains extant and should form a significant material consideration when this application is being assessed. The submitted development, only differs from the extant permission in that an oak frame car port, bins and cycle store is to be created to the southern elevation, the main built form of the dwelling remains as per the 2023 extant permission.
- 4.12 It must be specifically noted that the proposed scheme would represent a 15.16% reduction in built volume on site. The two existing agricultural barns have a volume of 1247cu.m whereas the proposed scheme has a volume of 1139cu.m, resulting in a reduction of 189cu.m on site. For reference, the carport and bin store has a volume of 109cu.m, above the volume of the 2023 scheme. The scheme is considered to have **no greater impact upon the openness** of the Green Belt in accordance with Paragraph 154, albeit the use is not current but represented through the fall back. Also, when compared to the 2023 extant permission, this scheme is considered to represent **the extension and alteration of a building provided it does not result in disproportionate additions over and above the original dwelling.**

Very Special Circumstances

- 4.13 Should the City of York Council consider the reasonable fallback position of the extant Class Q and full approval dwelling to not to result in the application forming a 'replacement dwelling' and/or extensions to a replacement dwelling in line with NPPF Para 154 (c & d) then Very Special Circumstances would need to be demonstrated in accordance with Paragraph 152 of the NPPF.
- 4.14 Very Special Circumstances are only demonstrated when "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."
- 4.15 Particular consideration should therefore be given to the impact upon the openness of the Green Belt by the proposed development, via two strands. Firstly, the **spatial** impact upon the openness of the Green Belt which is the raw dimensional calculations and in turn the '**visual** impact upon the openness of the Green Belt' which relates to the elements of the scheme which are seen from the public realm.
- 4.16 Spatially, the proposed scheme results in a four bed dwelling which would be in a location commensurate with the approved 2023 dwelling and as set out above would represent a 15.16% reduction in built volume on site. The two existing agricultural barns have a volume of 1247cu.m whereas the proposed scheme has a volume of 1139cu.m, resulting in a reduction of 189cu.m on site. The car port and bin store as proposed would in isolation have a volume of 109cu.m above the approved 2023 scheme clearly representing a **proportionate addition over and above the** approved dwelling, yet to be constructed.
- 4.17 On the basis that the proposed dwelling and the realistic fallback of the Class Q dwelling and the approved 2023 dwelling are of an identical internal floor area (notwithstanding the car port and bin store) it is justified that there is no additional 'harm' created by the development **spatially**. The additional volume of 109cu.m above the 2023 approved dwelling simply relates to the car port, bin and cycle store.
- 4.18 As set out above, the proposed scheme would provide a 15.16% reduction in built volume on site when compared to the existing barns. As such, the proposed scheme would have a reduced **visual** impact upon the openness of the Green Belt when compared to the secured Class Q or full application schemes. Therefore the 'potential harm' created by the proposed development, when compared to the fallback, which must be 'clearly outweighed' is minimal in that there is no greater spatial or visual impact upon the openness of the Green Belt when considered against the existing barns/Class Q scheme and a minimal increase in volume compared to the approved 3 bed dwelling scheme.
- 4.19 On the basis of the above, the other considerations which must clearly outweigh the potential harm are set out below to demonstrate Very Special Circumstances. It is reiterated the minimal 'harm' to be outweighed is the solely the creation of the car port, bin and cycle store as these are the only changes compared to the 3 bed dwelling scheme.
- 4.20 Policy GP1 requires high quality inclusive design within new developments. The development of the secured Class Q scheme on site requires the conversion of the existing building without significant external alterations; this would result in a development that does not maximise the potential of this development site and would

result in a lesser visual standard of design being present on site than the proposed dwelling.

- 4.21 The construction of a replacement dwelling presents the opportunity to create a high-quality visually cohesive development which is more sympathetic to the character and appearance of the location. The use of appropriate materials representative of the local material palette results in a more visually appealing property. This is a preferable outcome in light of Policy GP1. The use of materials and appearance of the proposed dwelling is largely unaltered from the approved dwelling, in which the case officer report confirmed “the use of materials is consistent to the existing building. Thus, will help the building to reflect appropriately in the rural landscape” This improvement in the appearance of the property, reflective of the former agricultural building, forms the first strand of the Very Special Circumstances.
- 4.22 Additionally, the comprehensive redevelopment of the site and the construction of a new dwelling will ensure that the scheme is significantly more sustainable and environmentally friendly than the Class Q scheme.
- 4.23 The proposed new build dwelling would include the implementation of sustainable/green technology measures which was also secured by condition on 23/00219/FUL. The design as proposed will achieve a significant reduction in site-wide carbon emissions and an additional reduction in energy demand. This forms the second strand of Very Special Circumstances as accepted within 23/00219/FUL.
- 4.24 In addition, the restrictions set out within the GPDO only allow the residential curtilage of a Class Q dwelling to extend to the same footprint of the building being converted (300sqm in this case), as such opportunities for formal landscaping within the Class Q fallback are limited, whereas the proposed replacement dwelling has a larger associated curtilage allowing appropriate hard and soft landscaping to be proposed along the west and north boundary of the property, formally delineating the edge of the residential curtilage adjacent to an area which has recently benefitted from extensive tree planting. The introduction of additional landscaping to the site was accepted through 23/00219/FUL as a benefit of the scheme and accepted as a Very Special Circumstance. The formalisation of the site boundary to separate the site from the adjacent tree planting would prevent the ‘spread of development’ and would therefore meet the aims of Green Belt and form the third strand of Very Special Circumstances.
- 4.25 With regard to the above points, we emphasise that the principle of development for the proposed new dwelling should be approved accordingly as the realistic fall-back position under the Class Q dwelling which established the approval of the subsequent 3 bed dwelling (23/00219/FUL) has a true and realistic likelihood of being constructed if the proposed replacement dwelling were not to be permitted. When comparing the proposals, the comprehensive redevelopment of the site, although in a very marginally altered location than the existing building/approved dwelling, would provide an appropriate scheme in the Green Belt when compared to the fallback position which would result in a 3 bed dwelling being unattractive to the market, the changes from the 3 bed dwelling to the 4 bed dwelling through the creation of a car port, bin and cycle store are minor yet still **result in a 15.16% reduction in built volume** on site overall.

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- 4.26 This view is confirmed in Appeal 3180699 for a scheme in the Royal Borough of Windsor and Maidenhead in which the inspector considers a reasonable fallback position and concludes the following when allowing the appeal:

*“I am mindful that The Framework advises that inappropriate development is, by definition, harmful to the Green Belt and that substantial weight should be given to any harm to the Green Belt. Viewing the proposal in isolation, it would harm the Green Belt by virtue of both its inappropriateness and resultant loss of openness. **However, when compared with the fall-back position, the harm would not, in my view, be materially greater.**”*

- 4.27 In accordance with Paragraph 153 of the NPPF, should the minimal harm to the Green Belt related to the replacement of a building/extant permission dwelling with a comparably scaled replacement dwelling (including car port, bin and cycle store) be considered ‘material’, then very special circumstances must be demonstrated.

To this end, Very Special Circumstances have been demonstrated through three separate strands cumulatively.

- The replacement dwelling would form a less visually harmful and less incongruous development on site compared to the Class Q position, which is limited by the requirements of the GPDO. The proposed use of materials would be significantly higher quality in the replacement dwelling ensuring the public benefits in terms of the impact upon the street scene which was accepted during approved scheme (23/00219/FUL).
- The replacement dwelling would be significantly more sustainable and energy efficient than the fallback scheme’s Class Q dwelling as more green technology and sustainability measures can be incorporated into a new build dwelling.
- Formal landscaping of the site boundaries delineates the extent of domestic curtilage and achieves the aims of including land within the Green Belt in the prevention of ‘sprawl’ with the allowance of a more appropriately sized residential curtilage.

Combined, the above factors constitute very special circumstances, in that these factors clearly outweigh the minimal harm detailed in 4.12 – 4.16 above to allow the development of this scheme in the Green Belt.

- 4.28 The proposed development is therefore acceptable on the basis that the NPPF allows a presumption in favour of sustainable development where a local authority is deemed to have an out of date local plan (as the City of York does), the only consideration above and beyond a presumption in favour of sustainable development set out within footnote 7 would be the impact of the development upon the openness of the Green Belt which has been robustly addressed above. To reiterate, the site benefits from extant permission for the creation of a 3bed dwelling, the minimal increased volume (109cu.m) through the creation of a car port, bin and cycle store maintains a reduction in the overall volume on site (by 15.16%/189cu.m) and is outweighed by the Very Special Circumstances.

5.0 CONCLUSIONS

- 5.1 This application seeks to secure approval on behalf of Mr S Metcalfe in support of a full planning application for the demolition of an existing agricultural building with prior approval for a Class Q dwelling and erection of a detached dwelling at The Lodge, Moor Lane, Haxby, YO32 2QN.
- 5.2 Adopted local and national planning policy permits replacement dwellings in the Green Belt that are not materially larger than the one it replaces and extensions and alterations to existing dwellings provided there is no disproportionate addition. In the case of this application the agricultural building benefits from both an extant Class Q prior approval and full permission for a 3 bed dwelling which have not yet been implemented. As such, if it deemed by the City of York Council that the proposal does not constitute a 'replacement dwelling' or in turn the extension of said replacement dwelling then the scheme would be considered inappropriate development.
- 5.3 The level of harm to the openness of the Green Belt is extremely minimal given the 15.16%/189cu.m reduction in volume of built form on the site, very special circumstances have been demonstrated which clearly outweigh the minimal harm (formed by the creation of a car port, bin and cycle store – 109cu.m) detailed in this statement. As such the impact upon the Green Belt of the proposed development is considered acceptable.
- 5.4 The proposed development therefore represents sustainable development in line with the requirements of the NPPF and should be approved accordingly.