

Proposed Addition of Outbuilding at
Cherrytrees, Windmill Lane, Dorridge,
Solihull, B94 6PT

DESIGN AND ACCESS STATEMENT

FEBRUARY 2024

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1. INTRODUCTION

- 1.1. On 12th October 2022 the Council approved an application for the [Remodelling of existing dwelling to include a part two storey and part single storey extension under application reference PL/2022/01692/MINFHO](#).
- 1.2. On 3rd July 2023 an application was made to the Council for a [single story detached outbuilding/ garage with home office accommodation in roof space PL/2023/01435/MINFHO](#). This application was refused on 13th September 2023 on the grounds that no very special circumstances had been put forward by the applicant to outweigh the harm to the Green Belt.
- 1.3. In this application we aim to address the items identified within the Officer's Delegated Report to enable the Council to approve the revised plans of a garage/outbuilding which serves the property. A separate application has been submitted to the Council to amend the approved dwelling plans.
- 1.4. The house is well set back from Windmill Lane and the owners have a central access drive to serve the property directly from Windmill Lane together with access via an existing access track to the northern boundary of the site. The central access is set in front of the house around 15 metres from the southern boundary and about 23.5 metres from the northern boundary and a new hedge has been planted with the intention of screening the house and gardens from the road. The side access is around 11 metres down the track from Windmill Lane with a gate set within an existing high mature boundary hedge, in the applicant's ownership, which runs down the entire length of that boundary which is over 60 to 70 metres long.
- 1.5. The garage has been sited at an angle to the main dwelling and parallel to the existing mature hedgerow along the northern boundary to create an openness to the garage and dwelling visually reducing the massing of the overall design.



2. PROPOSED GARAGE BUILDING

- 2.1. The revised dwelling is traditional in design reflecting the character of other houses along the road, so that it sits in harmony with the ribbon of development along Windmill Lane. It is predominantly two stories high in the main with a double pitched roof. It is designed to present well towards Windmill Lane albeit it is well over 20 metres back from the road and will be seen behind a new hedge which has already been planted, existing trees and newer landscaping.



- 2.2. The proposed garage outbuilding has been designed to sit in harmony with the revised dwelling and would be built using the same brick and roof tiles to be fully at one with the adjacent house. The garage is closely aligned to the main dwelling and for this reason we do not consider the garage is a disproportionate addition to the property.
- 2.3. The building is designed to read as a single storey, two car garage, which allows for a garden store for garden tools, cycles, lawnmowers etc.
- 2.4. The proposed roof pitch has also been designed to match the house. This revised design removes the first floor study to reduce the overall mass of the garage.
- 2.5. To enhance the building's design the door details including stone lintels match the house as does the gable barge boards and exposed rafter ends to the eaves.

Garage Design



FRONT ELEVATION



SIDE ELEVATION

Street Elevations



FIELD TRACK

GARAGE

CHERRYTREES

WILLOW COTTAGE



WILLOW COTTAGE
IN BACKGROUND

CHERRYTREES

GARAGE

WINDMILL LANE

3. PLANNING POLICY: NPPF AND HOUSING EXTENSION GUIDELINES

NPPF

- 3.1 The National Planning Policy Framework (NPPF) December 2023, at paragraphs 152 and 153 provide that new buildings in the Green Belt is inappropriate development, which should only be granted planning permission in very special circumstances. However, there are exceptions set out in paragraph 154 where construction of a new building in the green belt does not constitute 'inappropriate development' where it includes: -

"(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;"

- 3.2 Such extension does not need to be physically attached to the existing building as proven in the case of *Warwick District Council v Secretary of State for Levelling Up, Housing and Communities [2022] EWHC 2145 (Admin)*.
- 3.3 We do not believe the proposed outbuilding at Cherrytrees results in a disproportionate addition over and above the size of the original building, representing 23.5% of the size of the original building. Moreover, the height, positioning and materials of the outbuilding ensure it is in keeping with the main dwelling, whilst having no impact on the setting or openness of the Greenbelt along Windmill Lane. The outbuilding will provide garaging for two cars and a garden store, which is a facility entirely in keeping with the use of the main dwellinghouse. We therefore believe the proposal complies with the guidance set out in the NPPF.

Solihull Council Housing Extension Guide

- 3.4 In preparing this application we have paid close attention to the Solihull Council Housing Extension Guidelines (HEG) Supplementary Planning Document, February 2010.
- 3.5 The HEG contains a specific section on extensions in the Green Belt, applying a 40% restriction to any additions to a property. The policy states: -

"As well as ensuring that the external appearance and design of any extensions are appropriate to their surroundings, it is the concern of the Council to ensure that extensions should not turn small houses or cottages into mansions within the Green Belt."

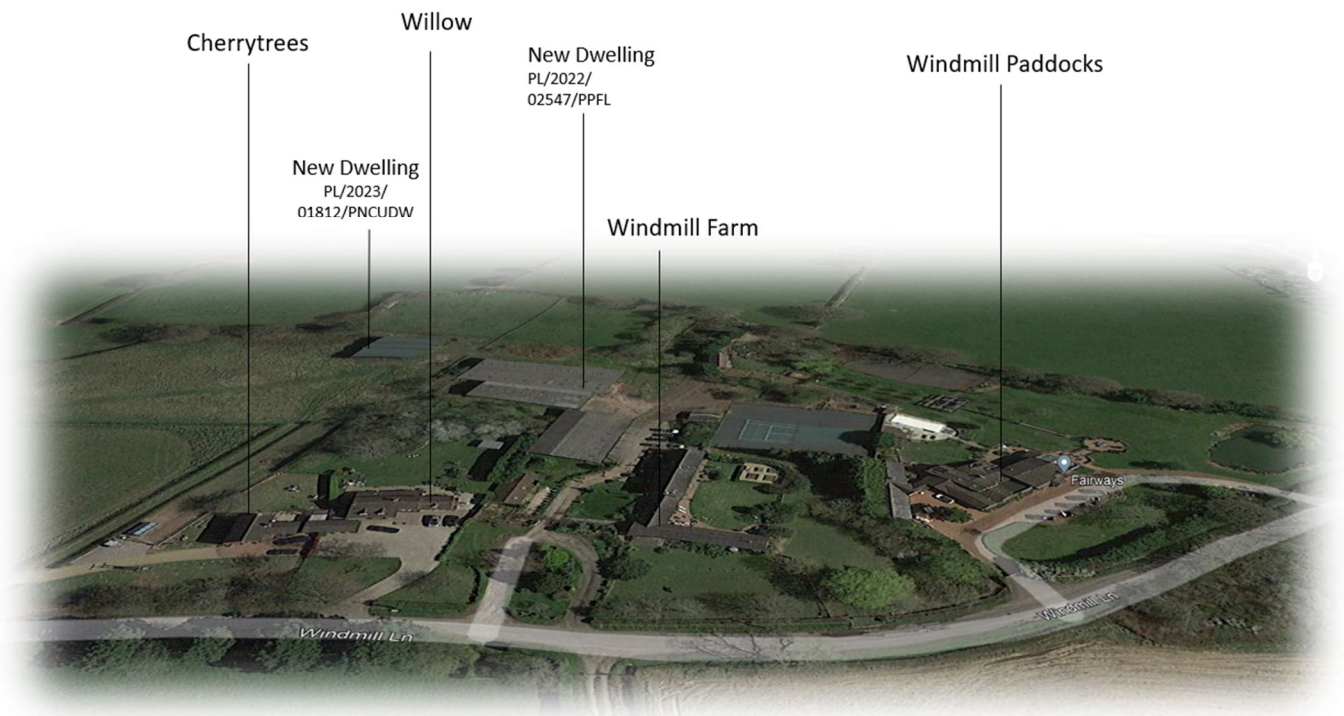
- 3.6 However, in applying the 40% policy, the document draws a distinction between houses outside of settlements (i.e. in open countryside) and properties within established ribbons of development. The HEG states: -

"The policy will not be applicable to properties within established ribbons of development, but will be applicable to those properties on the ends of ribbons of development. A ribbon of development is a continuous run of dwellings, which closely relate to one another and are not sporadic."

- 3.7 Cherrytrees is on Windmill Lane and whilst it is in greenbelt, Windmill Lane has a semi-rural/residential nature, and has seen house extensions and even redevelopments to many of the properties along it in recent years.
- 3.8 Cherrytrees is part of a ribbon of development on the east side of Windmill Lane that comprises 4 existing dwellings, which closely relate to one another in terms of size and architectural vernacular. In addition, two further dwellings have been approved by the Council, which are being converted from or replacing existing agricultural buildings. The properties are all two storey family houses of red brick construction.

- 3.9 It is our view that Cherrytrees is not a small house or a cottage (being a three-bedroom family house in its current guise) and neither would the proposal turn the house into a mansion.
- 3.10 Applying the HEG to this application, we believe that Cherrytrees sits in the middle of an established ribbon of development along Windmill Lane, with the new dwelling permitted under PL/2023/01812/PNCUDW being the bookend to this ribbon of development. Therefore the 40% rule should not be applied to this application.
- 3.11 The outbuilding has been sympathetically designed to match the architectural vernacular of Cherrytrees and is positioned such that it will neither impact on the street scene or impact on the openness of the green belt.

Aerial View



Street Elevations – Existing Dwellings

Cherrytrees



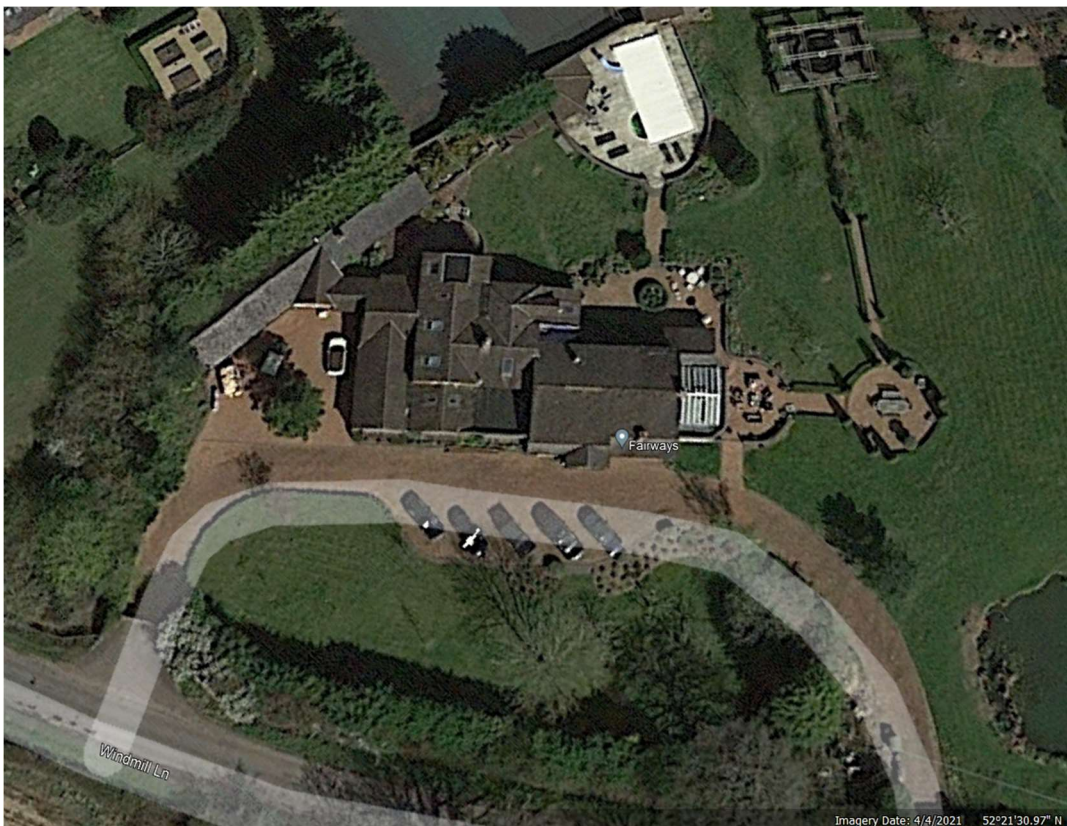
Willow



Windmill Farm



Windmill Paddocks



Proposed Street Elevations - New Dwellings

Planning approval has been granted for the following two dwellings:

Land between Willow and Windmill farm



Land to the side and rear of Cherrytrees



- 3.12 The latter property, as required by the planning consent, has to re-use the existing support structure of the barn whereas the first property is of a two storey, brick built design to fit within and enhance the other existing traditional properties.

4. COMPARABLE GREEN BELT LOCATION APPROVED DEVELOPMENTS

In addition to the explanation and reasoning above why the applicant considers the subject property is within an established ribbon of development it is also useful to consider other properties, within Green Belt locations, the Council have approved planning applications thereby giving tangible evidence of properties the Council consider to be within established ribbons of development.

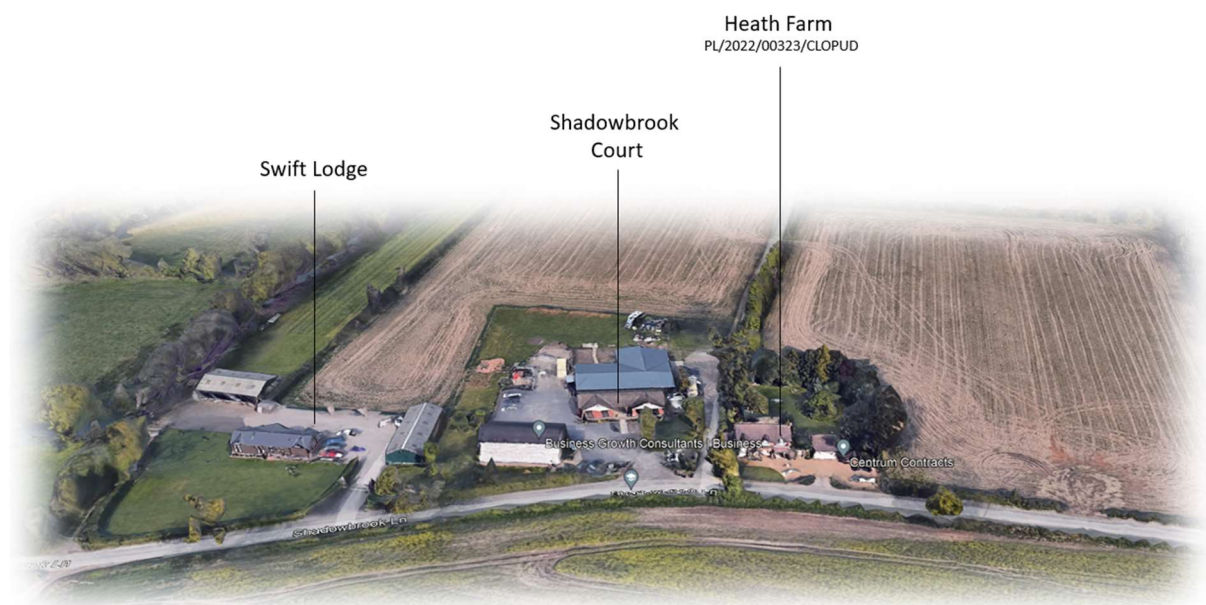
The properties below have been chosen for their similar characteristics to the subject property, either for extensions to the dwelling or separate outbuilding, therefore by definition they must also be considered established ribbons of development by the Council.

4.1 LOCATION NUMBER 1 – HEATH FARM, SHADOWBROOK LANE, HAMPTON IN ARDEN, SOLIHULL, B92 0DL

PL/2022/00323/CLOPUD – Certificate of lawful development for proposed extension to side and rear of existing house, demolition and re-build of existing outbuilding and erection of new outbuilding to side

- 4.1.1 The property is in Green Belt location and the original two storey dwelling has been extended beyond 40% of the original floorplan (HEG 2010 - The 40% permissible is inclusive of any extensions carried out under permitted development rights, and or any unimplemented approvals) as the 'white' shaded area of the proposed floor plans disclose as part of the planning application. Where a property is within an established ribbon of development the 40% policy is not applicable.
- 4.1.2 Equally the properties adjacent to the subject property are mixed use / non-residential and do not closely relate to one another.

Aerial View



Street Elevations

Swift Lodge



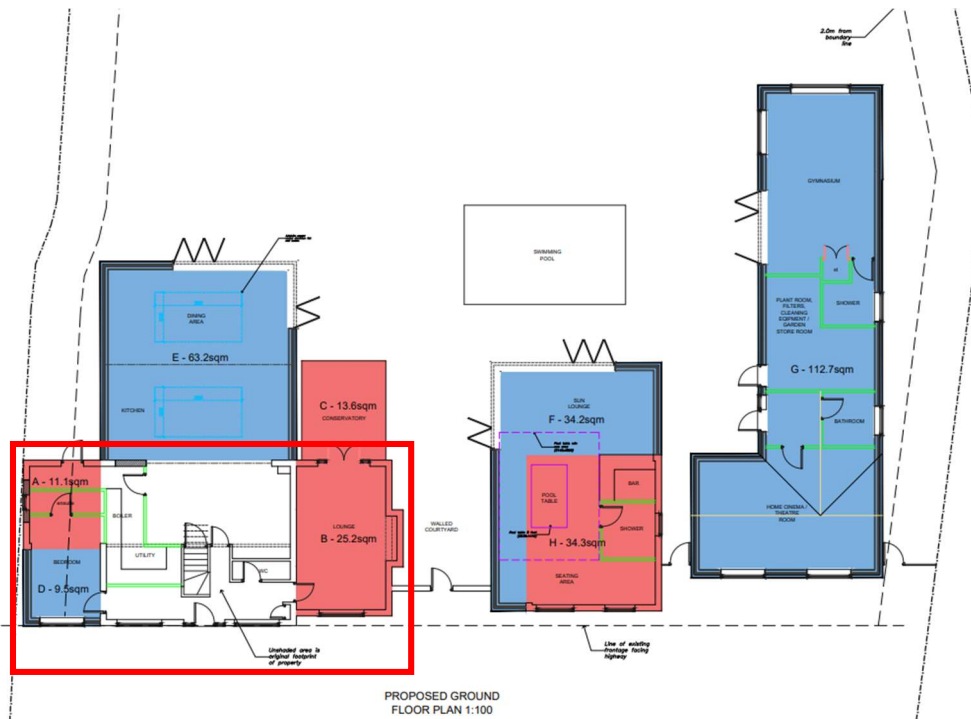
Shadowbrook Court



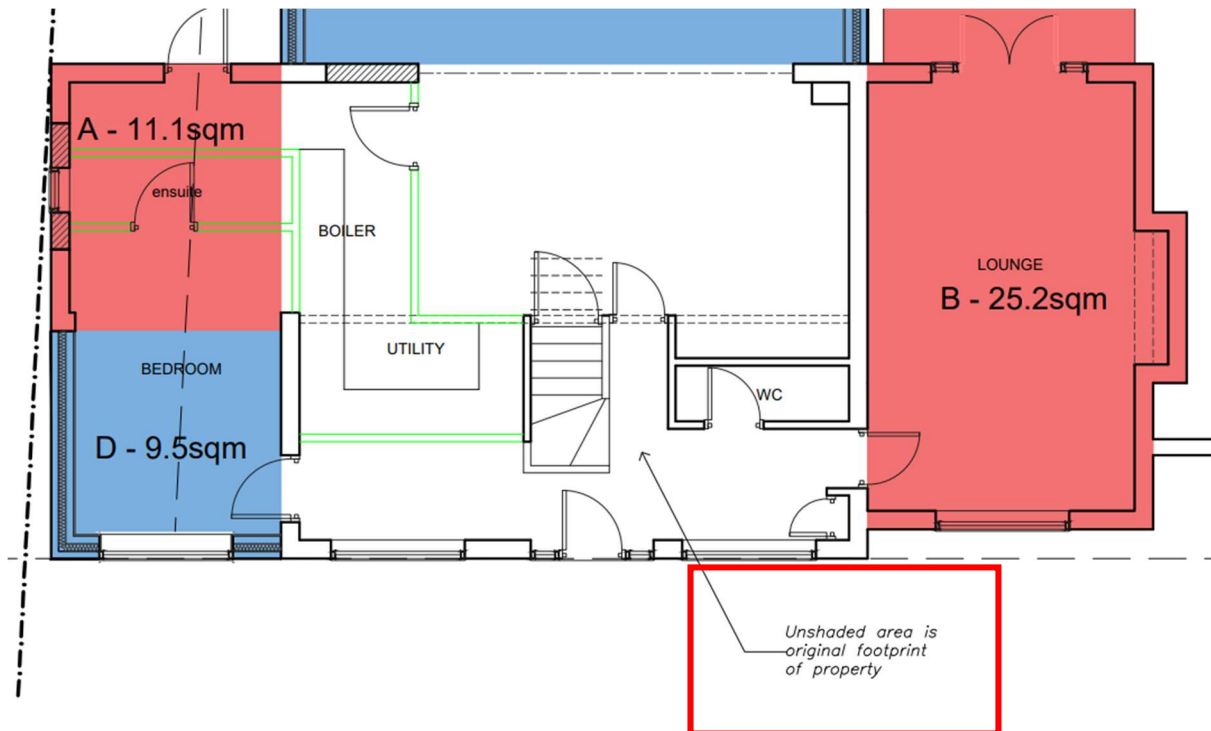
Heath Farm



Planning Application for extensions to main dwelling and existing garage together with further proposed outbuilding



Original Floor Area



Statement of compliance with permitted development rights:

Total area of curtilage: 1731.6sqm

Existing area of original house: 52.7sqm

Total area of grounds: $1731.6 - 52.7 = 1678.9\text{sqm}$

Therefore 50% of grounds: $1678.9 \times 50\% = 839.45\text{sqm}$

Total additional extensions and outbuildings must NOT exceed 839.45sqm

Existing extensions:

$A(11.1\text{sqm}) + B(25.2\text{sqm}) + C(13.6\text{sqm}) = 49.9\text{sqm}$

Existing outbuilding: $H(34.3\text{sqm})$

Proposed extensions & outbuildings:

$D(9.5\text{sqm}) + E(63.5\text{sqm}) + F(34.2\text{sqm}) + G(112.7\text{sqm}) = 219.6\text{sqm}$

Total area of extensions and outbuildings = $49.9 + 34.3 + 219.6 = 303.8\text{sqm}$

Proposed extensions and outbuildings are to be used solely for purposes incidental to the enjoyment of the dwellinghouse. No part of the outbuildings are within 2m of the boundary, as such the eaves height will be no more than 2.5m and the highest part of the roof will be no more than 4.0m. The outbuildings will not be built beyond the line of the existing frontage.

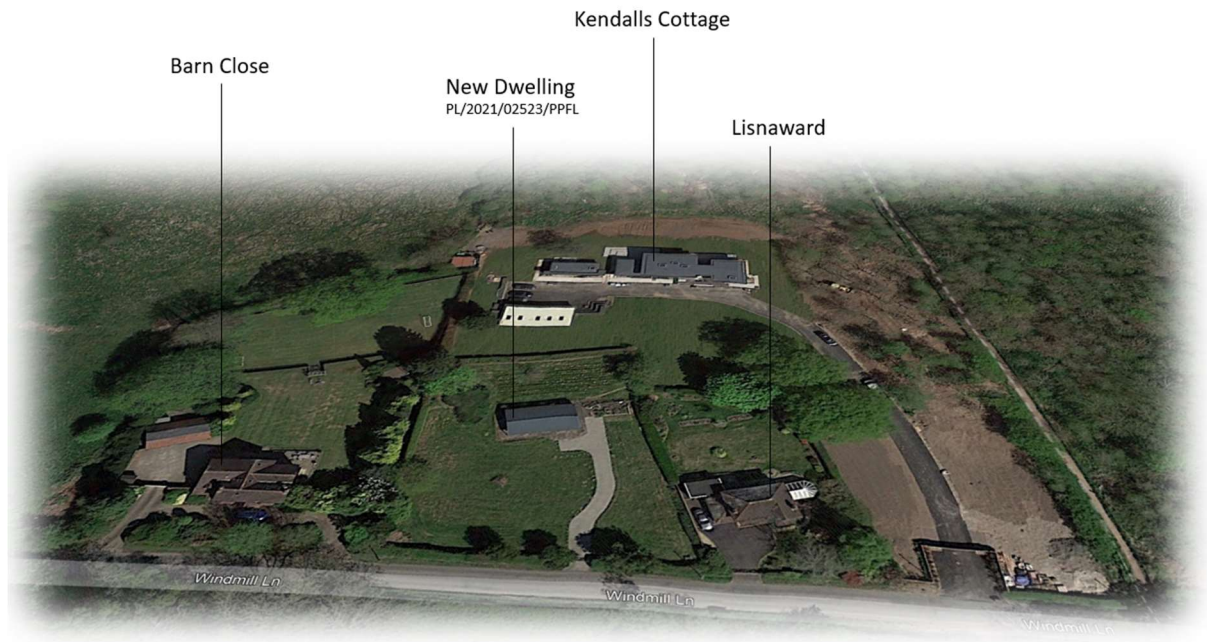
The proposed development complies with permitted development legislation as set out in 'Permitted development rights for householders, Technical Guidance' September 2019 pages 41–46.

4.2 LOCATION NO 2 – KENDALLS COTTAGE, WINDMILL LANE, DORRIDGE, SOLIHULL, B93 8PZ

Removal of existing carport and creation of semi-underground carport and associated landscaping
PL/2018/02291/MINFHO

- 4.2.1 The property is in Green Belt location and situated on the same public highway (Windmill Lane) as the subject property and the garage/outbuilding is between the front elevation of the dwelling and the highway as is proposed within this application.
- 4.2.2 There are 3 existing dwellings with approval for the conversion of wooden stable building to a one bed dwelling. 2 of the properties are set fractionally back from Windmill Lane with Kendalls Cottage being set further back on a slight incline to the highway.

Aerial View



Street Elevations

Barn Close



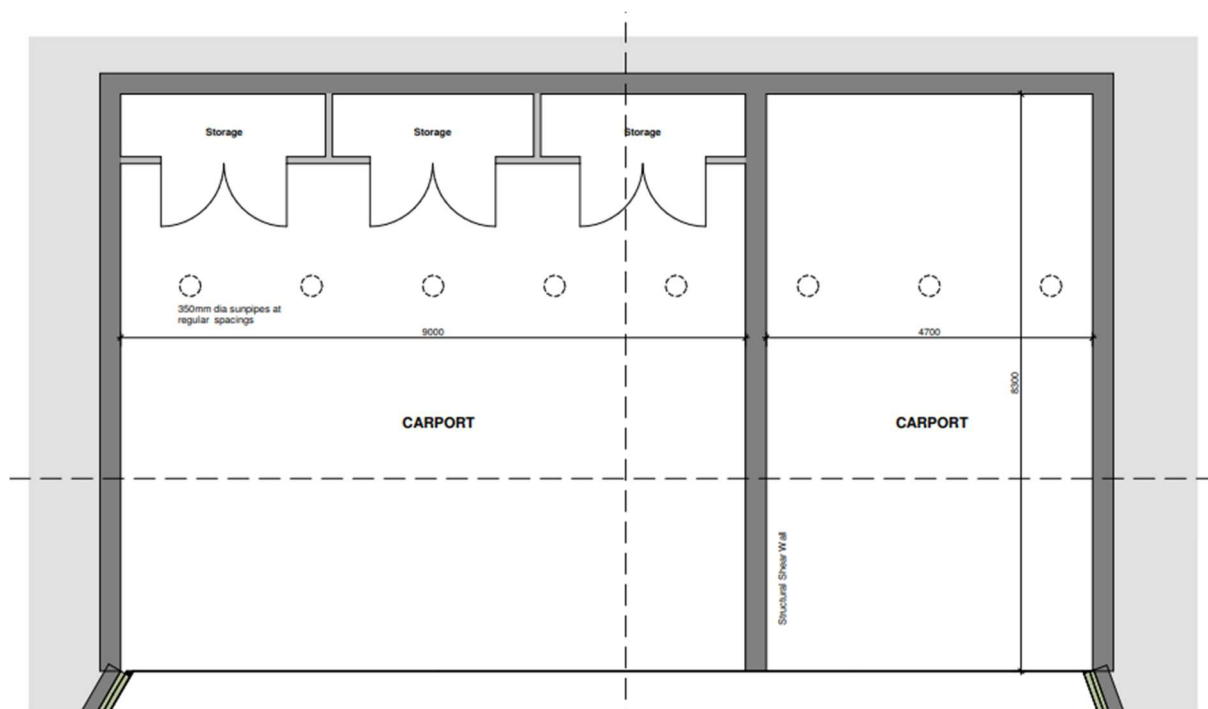
Lisnaward



Kendalls Cottage



Kendalls Cottage – garage site plan

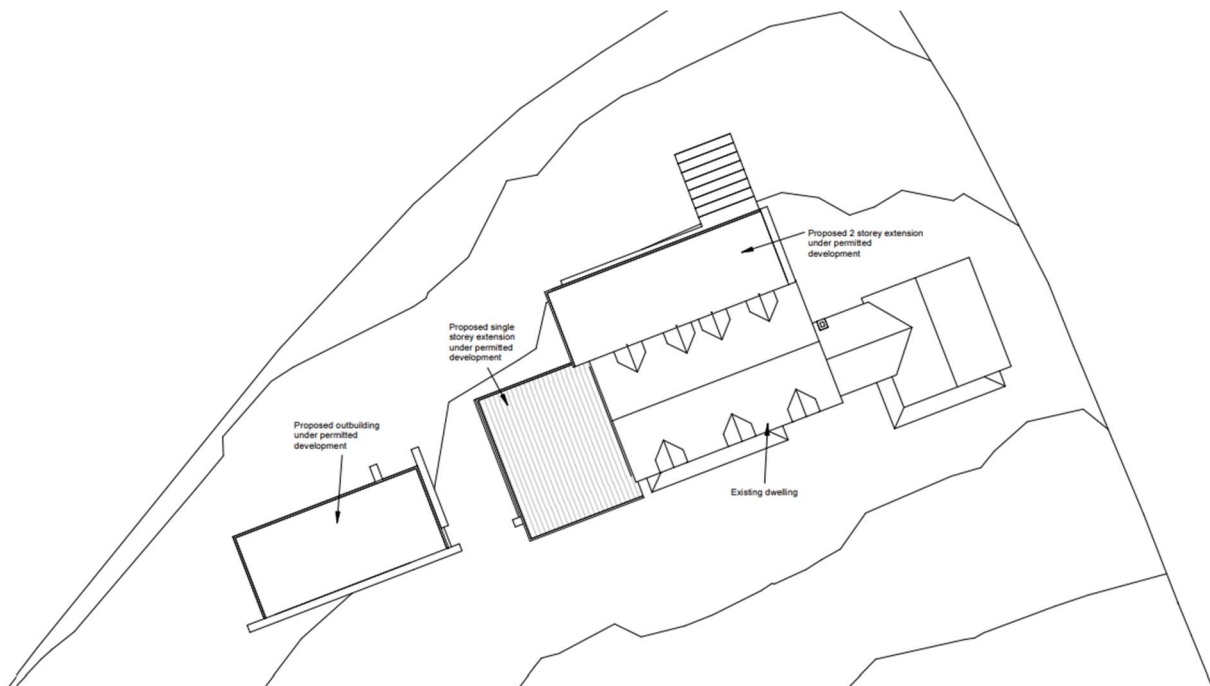


4.3 LOCATION NO 2 – KENDALLS COTTAGE, WINDMILL LANE, DORRIDGE, SOLIHULL, B93 8PZ

Certificate of lawful development for a proposed two storey rear extension, single storey side extension, plus erection of new outbuilding PL/2017/01134/CLOPUD

- 4.3.1 The property benefits from additional extensions to the main dwelling and an outbuilding under 'permitted development rights' which extend above the 40% of original floor area as the prior application in 2015 ([PL/2015/52368/MINFHO – Remodel existing property to provide contemporary dwelling house. Remodelling includes single storey and two storey extensions, new hard and soft landscaping and relocation and redesign of existing car port](#)) to remodel the house increased the floor area to the permitted 40% as confirmed in the Design & Access Statement. HEG 2010 Green Belt policy permits a maximum increase of 40% above original floor plan so in approving the planning applications the Council must consider the property to be within an established ribbon of development.

Site Plan accompanying PL/2017/01134/CLOPUD

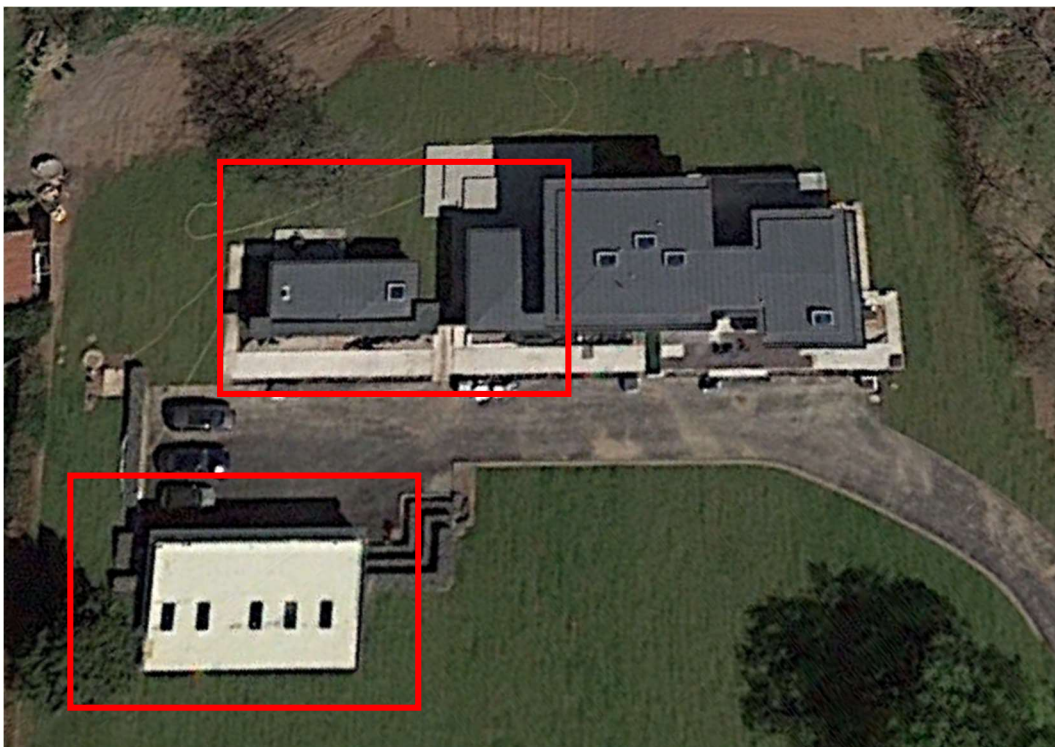


Original Dwelling



View of existing House from Driveway

Aerial view of renovated property with approved extensions / outbuildings



Design and Access Statement accompanying PL/2015/52368/MINFHO

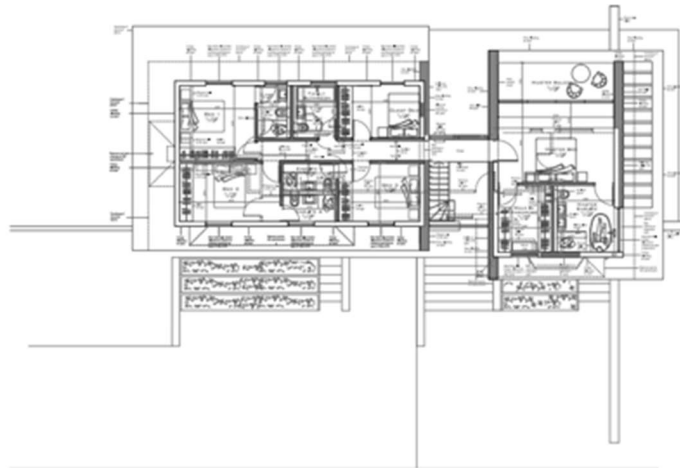
Site Address: Kendalls Cottage, Windmill Lane, Dorridge, Solihull, B94 6PT
Scheme: Extension & Refurbishment

Scale

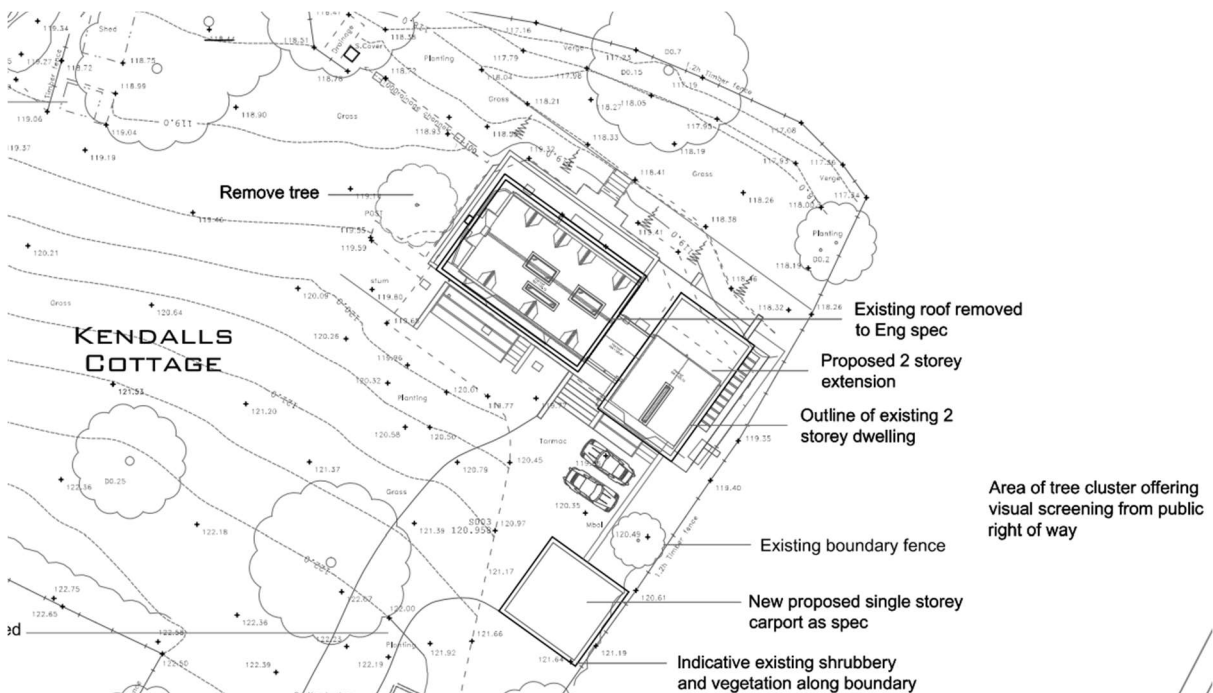
The scale of the proposal reflects the needs of the owner while being sympathetic to the surrounding context. The proposed flat roof results in a significant drop in the ridge height. Reducing the vertical scale in this manner significantly decreases the perceived scale of the building and thus its visual impact within the context.

The refurbishment of the facades of Kendalls Cottage also serves to reduce the scale of the dwelling. Re-cladding the ground floor with dry walling, separating it from the first floor of blackened timber and cement board, again reduces the vertical scale of the proposal.

In terms of floor area, the proposal seeks to bring the property upto the additional 40% of floorspace permitted under the "House Extension Guidelines" document published by Solihull Metropolitan Borough Council. It builds upon a previous application (PL/1986/00453/FULL). This previous application used 25% of the permitted 40%, this application seeks to utilise the remaining 15% of the original dwellings floorspace.



Proposed First Floor



4.4 LOCATION NUMBER 3 - 290 FOUR ASHES ROAD, DORRIDGE, SOLIHULL, B93 8NR

PL/2021/01616/MINFHO – two storey extension to rear of house where current house steps in, and new single storey extension to side of house to form laundry room, home office and gym

4.4.1 The property is in Green Belt location which ends at the corner of Four Ashes Road and Box Trees Road thereby this property is at the end of an established ribbon of development in Green Belt as confirmed by the Planning Officer's email of 22 August 2023:

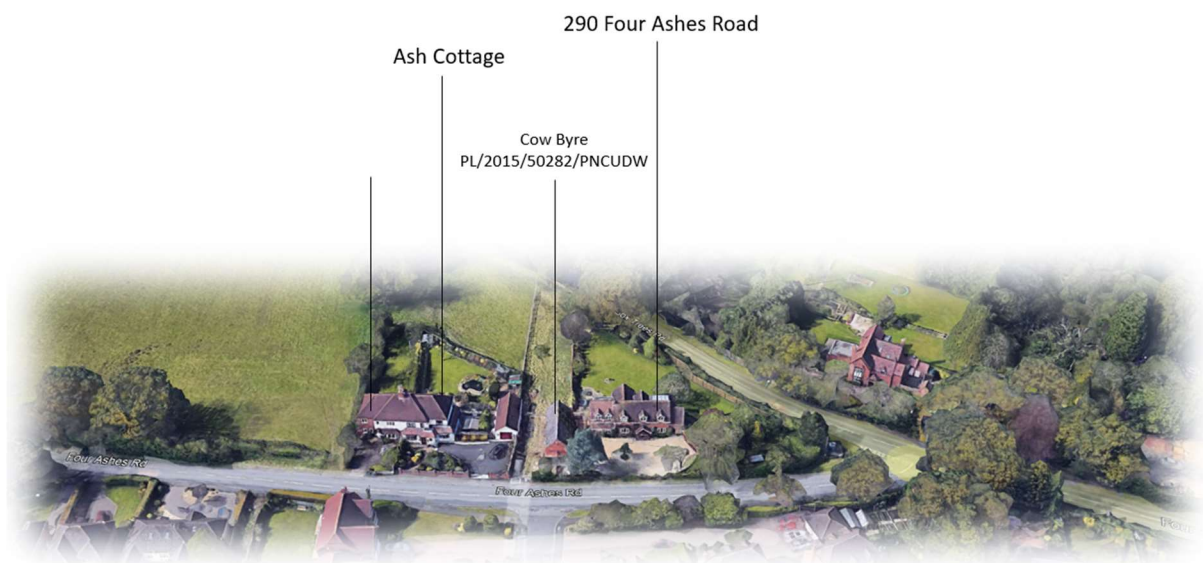
“These garages are extensions attached to the main dwelling and the sites are situated within established ribbons of development in which the 40% limit for extensions (as per the SPD HEG) does not apply”

4.4.2 The HEG SPD (2010) document confirms:

“The [Green Belt] policy will not be applicable to properties within established ribbons of development, but will be applicable to those properties on the ends of ribbons of development”

4.4.3 As the property is at the end of the established ribbon of development the Green Belt policies would still appear to apply to this planning application.

Aerial View



Street Elevations

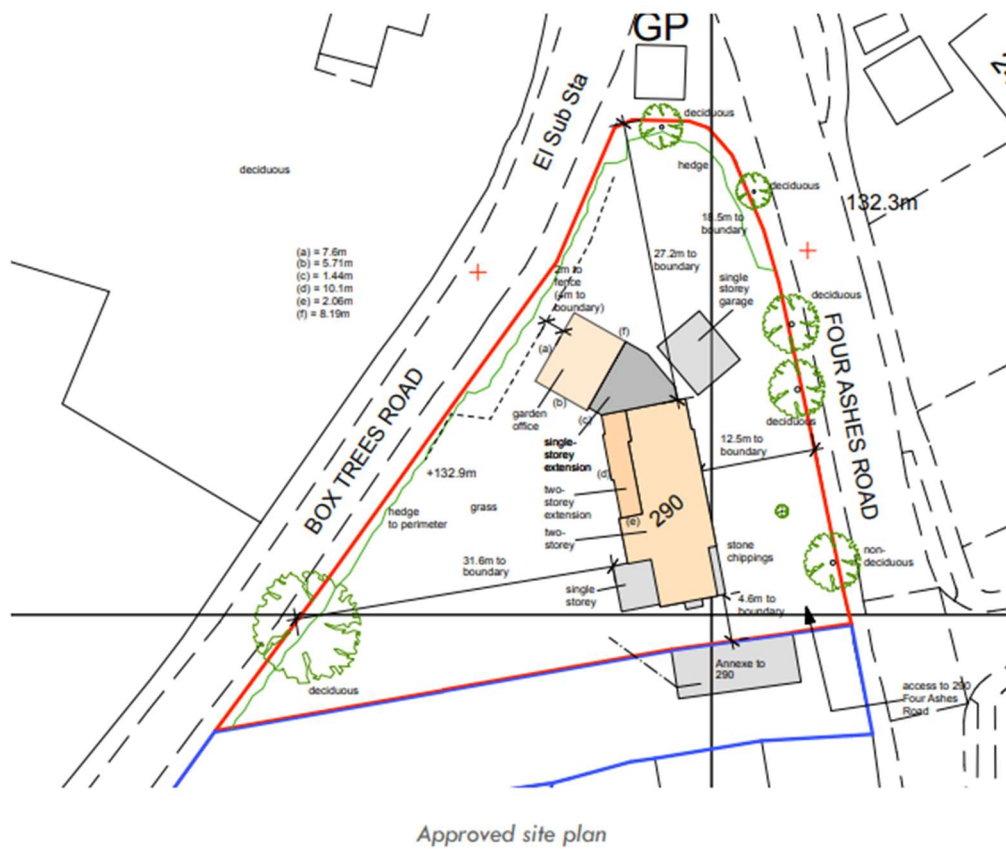
304 Four Ashes Road and Ash Cottage

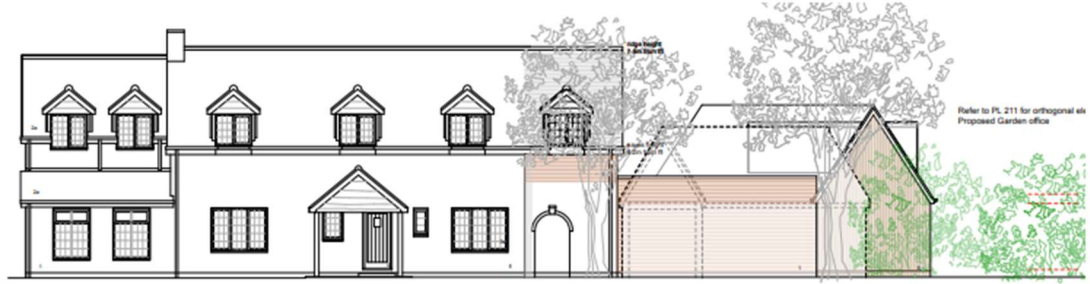


Cow Byre



290 Four Ashes



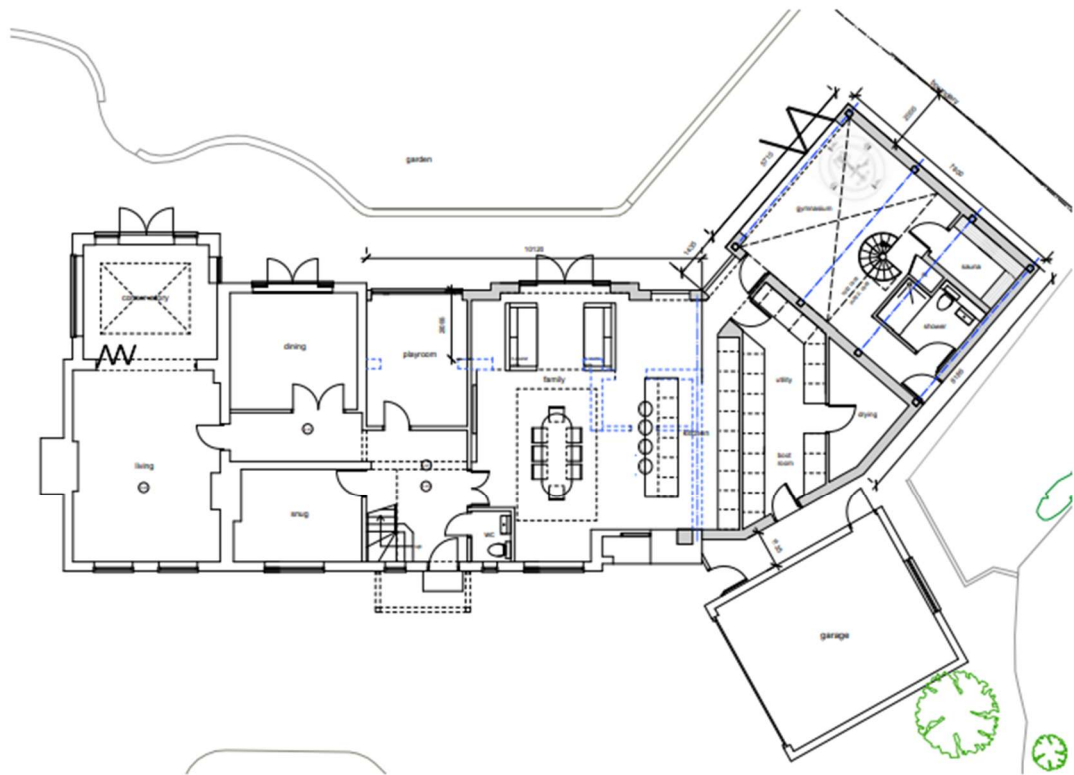


Proposed Front Elevation

outline of garage indicated (dashed)
in front of proposed extension



Proposed Rear Elevation



4.5 LOCATION NUMBER 4 - 50 GROVE ROAD, KNOWLE, SOLIHULL, B93 0PJ

PL/2021/02807/MINFHO – addition of detached garage with office above

4.5.1 The property is in Green Belt location and the proposed two car garage is between the front elevation and the highway. The property has benefited from considerable enlargement once the original property was subdivided into two separate dwellings [PL/1998/01625/FULL](#) and most recently [PL/2021/00381/MINFHO](#).

4.5.2 The property is within an established ribbon of development and the planning application is for a separate two car garage with accommodation above. Whilst the garage is not attached to the house this proposal is also outside established Green Belt policy as confirmed by the LPA Officer's comments in an email dated 21 August 2023:

“The property is located in Green Belt land, however, it is situated within an established ribbon of development in which the 40% limit for extensions (as per the HEG) does not apply. As a result the proposal which is very closely aligned to the main dwelling does not constitute a disproportionate addition and would not cause harm to the openness of the green belt.”

Aerial View



Street Elevations

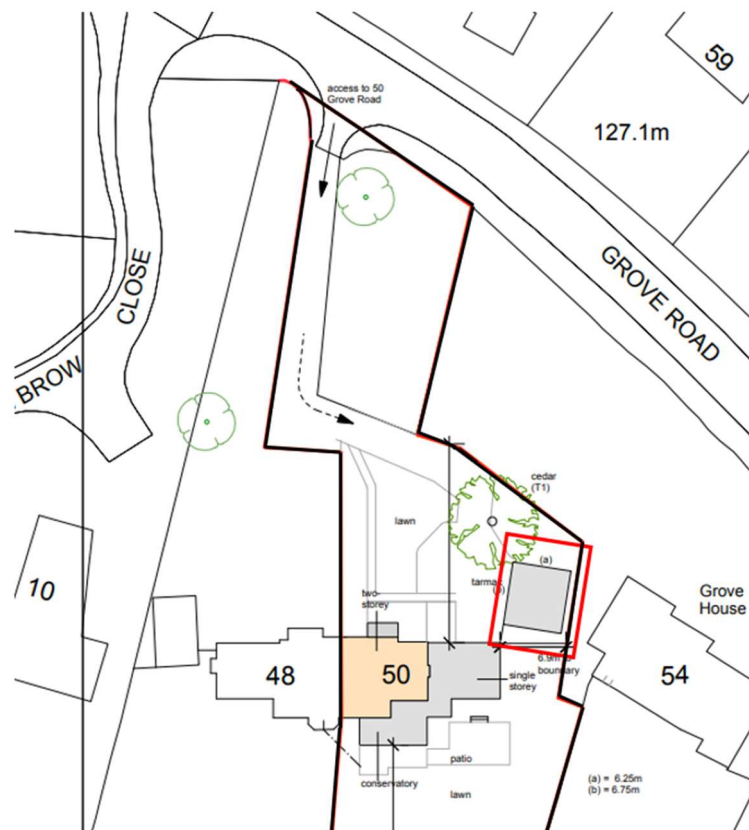
Neighbouring property

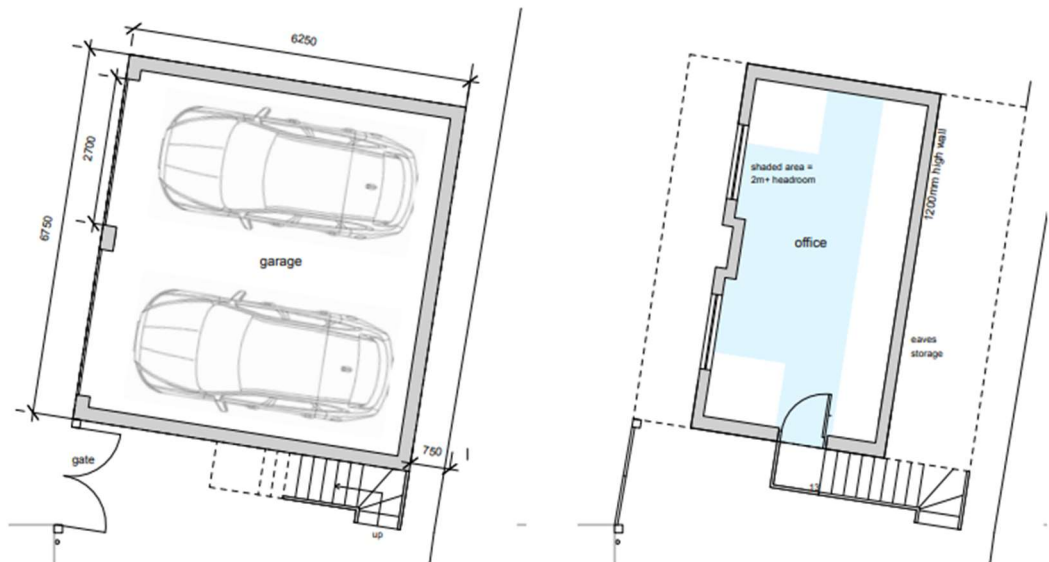
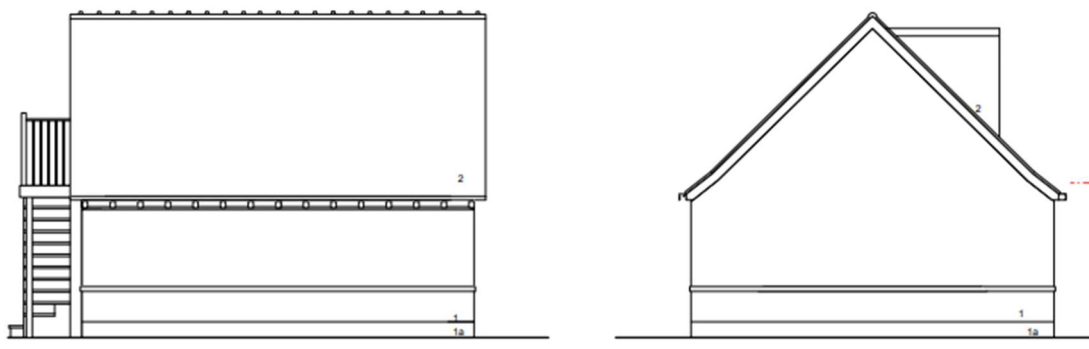


Neighbouring property



50 & 48 Grove Road





Elevations & plans of approved garage with accommodation in roof space

5. INAPPROPRIATE DEVELOPMENT

5.1 **Solihull Local Plan (2013) Policy P17** states that The Council will not permit inappropriate development in the Green Belt, except in very special circumstances. In addition to the national policy, the following provisions shall apply to development in the Borough's Green Belt:

1. Development involving the replacement, extension or alteration of buildings in the Green Belt will not be permitted if it will harm the need to retain smaller more affordable housing or the purposes of including land within the Green Belt.
2. Limited infilling will not be considered to be inappropriate development within the Green Belt settlements, providing this would not have an adverse effect on the character of the settlements. Limited infilling shall be interpreted as the filling of a small gap within an otherwise built-up frontage with not more than two dwellings.
3. The reasonable expansion of established businesses into the Green Belt will be allowed where the proposal would make a significant contribution to the local economy or employment, providing that appropriate mitigation can be secured.
4. Where the re-use of buildings or land is proposed, the new use, and any associated use of land surrounding the building, should not conflict with, nor have a materially greater impact on, the openness of the Green Belt and the purposes of including land in it, and the form, bulk and general design of the buildings shall be in keeping with their surroundings.
5. Where waste management operations involving inappropriate development are proposed in the Green Belt, the contribution of new capacity towards the treatment gap identified in the Borough may amount to very special circumstances, providing the development accords with the waste management policy of this Plan.

5.2 Responding to each of these additional provisions in turn:

1. Point 1 is not applicable to the proposed development as this has no bearing on affordable housing in the Green Belt
2. Point 2 is not applicable as there are no small infill gaps between developments
3. Point 3 is not applicable as this is a residential planning proposal
4. Point 4 is not applicable as the proposal is not for the re-use of an existing building
5. Point 5 is not applicable as waste management operations are not being proposed

6. CONCLUSION

6.1 It is the applicant's view that the property sits in the middle of an established ribbon of development along Windmill Lane, as defined within the HEG 2010, and as evidenced by other similar properties that have had approved planning applications within Solihull Borough.

6.2 The garage has been designed to sit in harmony with the dwelling, its surrounding properties and location and we would ask the Council to support the application.