

# **PLANNING STATEMENT**

**Conygar Cottage,  
Nortons Wood Lane,  
Clevedon,  
BS21 7AE**

## **Proposed Extension and Alteration**

Mr & Mrs Mills

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## Introduction

This report has been commissioned by our clients, Mr and Mrs Mills (herein the 'applicants') for the extension and alteration of the dwellinghouse at Conygar Cottage, Norton Woods Lane, Clevedon, BS21 7AE (herein the 'application site').

The development proposes relatively modest additions that comprise new extensions on the ground and first floors.

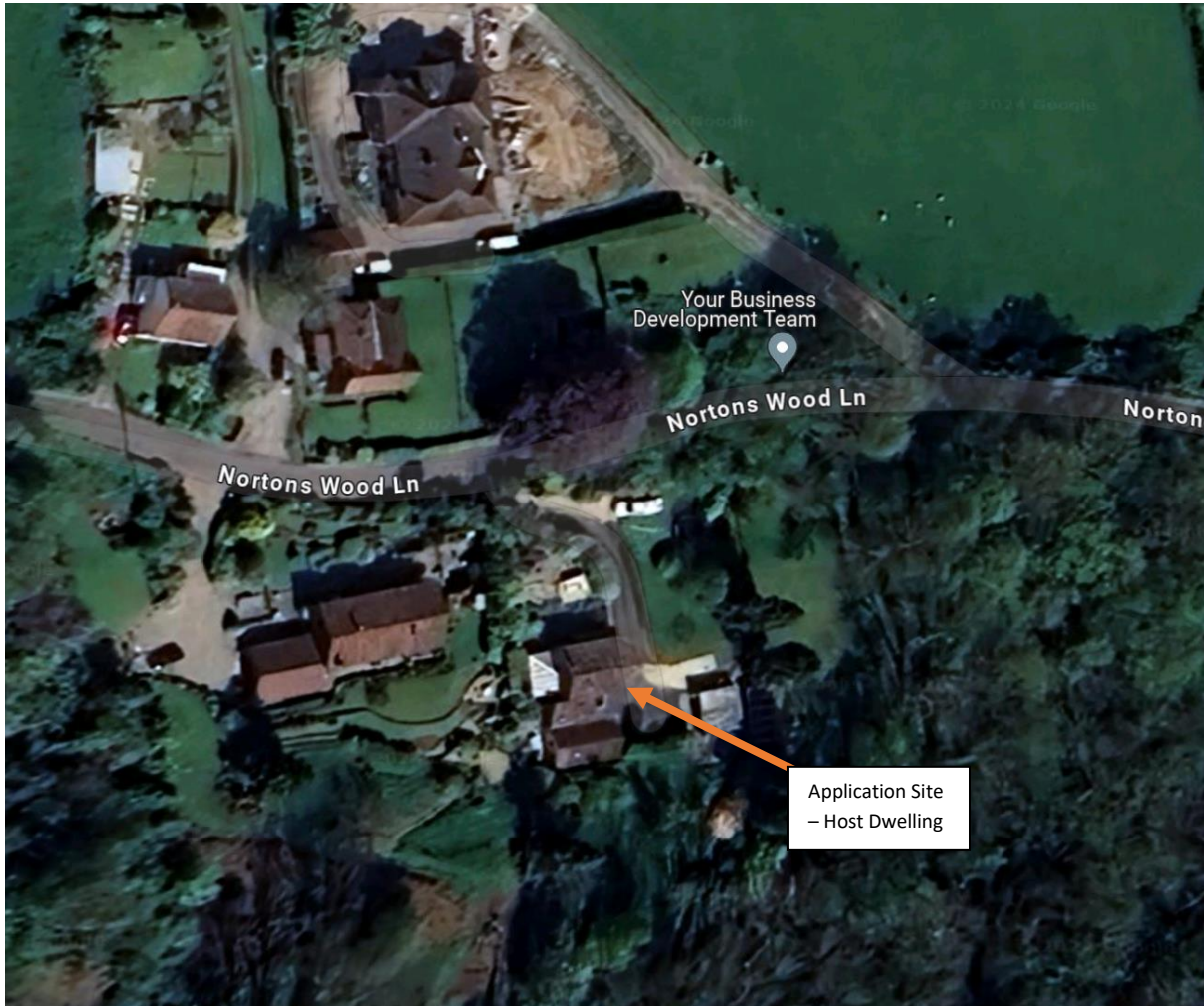
The proposed works would provide a new entrance porch, conversion of the downstairs bedroom to a kitchen, a first-floor extension to reinstate the converted ground floor bedroom, along with other internal alterations.

The proposed development falls within the parameters for householder works, and a planning application is submitted accordingly.

This Planning Statement will describe the site and its surroundings, provide a brief history of the site, describe the development proposals, describe the relevant local and national planning policy, analyse the development against the relevant planning policies, and draw some conclusions.

## Location and Surrounding Area

The application site comprises a detached two-storey dwelling set within a large plot along Nortons Wood Lane. An aerial view of the application site appears below at **Figure 1**.



*Figure 1 - Aerial view of the application site.*

The host dwelling adjoins Nortons Wood Lane on the outskirts of Clevedon. The site has a driveway off Nortons Wood Lane with parking for several cars. The host dwelling is detached and has two-storeys, with outbuildings to the east. The walls are finished with a mix of render and natural stone, and the roof has a tiled covering. The site has adjoining neighbour to the west and to the north on the opposite side of Nortons Wood Lane, otherwise, the site has no neighbours.

The site is affected by the following planning considerations:

- Outside Settlement Boundary.
- Within EA Flood Zone 1.
- Not within a Conservation Area, with no statutory heritage constraints (the host property is not Listed).
- Within the Green Belt.
- No TPOs on site.
- Mendip Bat SAC Zone C (part of the site in Zone B). Lesser Horseshoe Band C.

## Planning History

The application site has several recent planning applications recorded on the Council's online records, details of which are set out below:

Reference	Destruction	Decision
3670/78	Two-storey extension.	Approved – 5 Feb 1979
3473/81	Erection of an extension to provide increased living accommodation.	Approved – 4 Feb 1982
20/P/0399/FUH	Single storey side/front extension and internal alterations and front decking.	Approved – 7 April 2020
23/P/2395/LDP	Certificate of lawful development for the proposed erection of a single storey outbuilding within the curtilage of the existing dwelling.	Refuse – 21 December 2023

The historic permissions from 1979 and 1982 are not available online. Whether these permissions were implemented or not, they are prior to July 1985 and therefore the floor areas generated would not count against the 50% provision allowed under Policy DM12. It is noted that the delegated report that considered an extension at the property under application ref. **20/P/0399/FUH** that the 1979 and 1982 applications were 'none relevant' to that application, corroborating the above assertion that the host building as it stands today is in its 'original' configuration.

## The Proposals

The proposals concern the construction of modest extensions to the host dwelling to make relatively small additions to the ground floor. The proposed works comprise:

- Erection of entrance porch.
- Conversion of the existing GF bedroom (Bedroom 2) to a kitchen.
- First floor extension to reinstate 2<sup>nd</sup> bedroom on the FF.
- Other associated internal rearrangements.

The extensions will be finished with a mix of stone and render to ensure a high-quality finish. Clay tiles will be used for the roof covering to match the existing. Unscaled images of the existing and proposed elevation plans appear below at **Figure 3 & 4**.



Figure 3 – Existing Elevations [NTS]

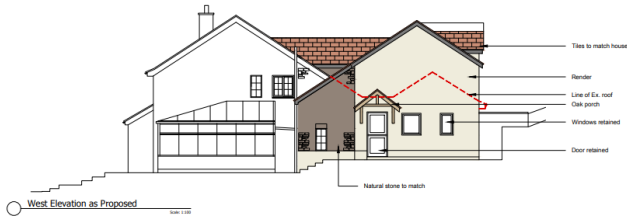


Figure 4 – Proposed elevations [NTS]

## Planning Policy

This planning policy review sets out local and national policy and legislation relevant to the proposals.

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990 requires that applications must be in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in the preparation of Local Plans and is a material consideration in planning decisions.

The North Somerset Development Plan comprises:

- Core Strategy (adopted January 2017);
- Site and Policies Plan Part 1: Development Management Policies July 2016
- Site and Policies Plan Part 2: Site Allocations Plan (April 2018).
- Neighbourhood Plans (where relevant)

Supplementary Planning Documents/Guidance (SPD/G) are also relevant considerations to a development proposal but do not form part of the statutory Development Plan.

### NATIONAL PLANNING POLICY GUIDANCE

#### **Sustainable Development**

The National Planning Policy Framework (NPPF) is underpinned by a presumption in favour of a sustainable development, which is *'at the heart of the Framework'* (paragraph 10).

The NPPF states at paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner. Paragraph 8 states that: *"Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

*a) 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;*



*b) 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 a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*

*c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

Paragraph 11 states *“Plans and decisions should apply a presumption in favour of sustainable development.*

*For decision – taking this means:*

*c) approving development proposals that accord with an up-to-date 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-date, 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 proposed; 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.”*

Paragraph 12 states *“The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.”*

### **Decision Making**

Paragraph 47 states *“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.”*

### **Achieving Well-Designed Places**

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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”*

Paragraph 135 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 users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

### **Green Belt**

Paragraph 154 states *“A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

*a) buildings for agriculture and forestry;*

*b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*

***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 [author emphasis];***

*d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*

*e) limited infilling in villages;*

*f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*

*g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*

*– not have a greater impact on the openness of the Green Belt than the existing development; or*

*– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

#### LOCAL POLICY

#### **North Somerset Core Strategy (January 2017)**

##### Policy CS1 - Addressing climate change and carbon reduction

*North Somerset Council is committed to reducing carbon emissions and tackling climate change, mitigating further impacts and supporting adaptation to its effects, and to support this, the following principles will guide development:*

*1) development should demonstrate a commitment to reducing carbon emissions, including reducing energy demand through good design, and utilising renewable energy where feasible and viable in line with standards set out in Policy CS2; and by focusing development in accordance with the settlement strategy set out in the Area Policies;*

*2) developers are encouraged to incorporate site-wide renewable energy solutions to be delivered in a phased and co-ordinated way with the proposed development;*

*3) maximise the opportunities for all new homes to contribute to tackling climate*

*change through adherence to emerging national standards such as the Code for*

*Sustainable Homes to ensure they perform well against evolving energy standards, and have a reduced carbon footprint;*

- 4) developments of 10 or more dwellings should demonstrate a commitment to maximising the use of sustainable transport solutions, particularly at Weston-super-Mare. Opportunities for walking, cycling and use of public transport should be maximised through new development and in existing areas emphasising the aim to provide opportunities that encourage and facilitate modal shift towards more sustainable transport modes;
- 5) a network of multifunctional green infrastructure will be planned for and delivered through new development. They should be located throughout and in adjacent developments and demonstrate a functional relationship to the proposed development and existing area including the potential to relate to the Area of Outstanding Natural Beauty. This would include not only green spaces but also the creation and enhancement of woodland areas;
- 6) protecting and enhancing biodiversity across North Somerset including species and habitats that are characteristic of the area, in order to support adaptation to climate change. This should be achieved through on and off-site measures to conserve and enhance species and habitats as well as the reduction or preferably elimination of any adverse impacts through sensitive design and layout and construction of developments;
- 7) the reduction, re-use and recycling of waste with particular emphasis on waste minimisation on development sites and the creation of waste to energy facilities in the Weston villages;
- 8) the re-use of previously developed land and existing buildings in preference to the loss of green field sites;
- 9) opportunities for local food production and farming will be encouraged to reduce the district's contribution to food miles,
- 10) areas will be enhanced to be resilient to the impacts of climate change including flood defence and public realm enhancements including the integration of effective shading through, for example, tree planting; and,
- 11) developments should demonstrate water efficiency measures to reduce demand on water resources, including through the use of efficient appliances and exploration of the potential for rainwater recycling.

#### Policy CS2 - Delivering sustainable design and construction

*New development both residential (including conversions) and non-residential should demonstrate a commitment to sustainable design and construction, increasing energy efficiency through design, and*

*prioritising the use of sustainable low or zero carbon forms of renewable energy generation in order to increase the sustainability of the building stock across North Somerset.*

*The greatest potential for energy saving opportunities is likely to be at larger scale developments particularly at the Weston Villages and Weston town centre. In addition these areas are expected to demonstrate exemplar environmental standards contributing to the objectives of Policy CS1, and adding value to the local economy.*

*When considering proposals for development the council will:*

- 1) require designs that are energy efficient and designed to reduce their energy demands;*
- 2) require the use of on-site renewable energy sources or by linking with/contributing to available local off-site renewable energy sources to meet a minimum of 10% of predicted energy use for residential development proposals involving one to nine dwellings, and 15% for 10 or more dwellings; and 10% for non-residential developments over 500m<sup>2</sup> and 15% for 1000m<sup>2</sup> and above;*
- 3) require as a minimum Code for Sustainable Homes Level 3 for all new dwellings from October 2010, Level 4 from 2013, rising to Level 6 by 2016. Higher standards will be encouraged ahead of this trajectory where scheme viability specifically supports this. BREEAM 'Very Good' will be required on all nonresidential developments over 500m<sup>2</sup> and 'Excellent' over 1000m<sup>2</sup>;*
- 4) require all developments of 10 or more new homes to incorporate 50% constructed to the Lifetime Homes standard up to 2013 and 100% from 2013 onwards.*
- 5) require the application of best practice in Sustainable Drainage Systems to reduce the impact of additional surface water run-off from new development. Such environmental infrastructure should be integrated into the design of the scheme and into landscaping features, and be easily maintained.*

*In moving towards zero carbon development, applicants will ensure that sustainable principles are established in the new proposals from the outset.*

#### Policy CS11 – Parking

*Adequate parking must be provided and managed to meet the needs of anticipated users (residents, workers and visitors) in usable spaces. Overall parking provision must ensure a balance between good urban design, highway safety, residential amenity and promoting town centre attractiveness and vitality.*

*New developments must seek to maximise off street provision, assess where on-street provision may be appropriate, demonstrate that buses, service and emergency vehicles are not restricted, and ensure that the road network is safe for all users.*

*Detailed parking policy guidance for all forms of development will be provided as part of the Sites and Policies Development Plan Document.*

## Policy CS12 – Achieving high quality design and place-making

### **Well-designed buildings and places**

*North Somerset Council is committed to achieving high quality buildings and places across all of North Somerset, in particular to support comprehensive regeneration at Weston-super-Mare. High quality architecture and urban design will be sought from development demonstrating a robust design process to generate solutions that have clearly considered the existing context, and contribute to social, economic and environmental sustainability. As part of a comprehensive place-making strategy new development should function well, supporting sustainable land uses and seek to improve the image of the area. Poor design standards in individual buildings and larger schemes are not acceptable.*

*Proposals of all scales will be required to demonstrate sensitivity to the existing local character already established in an area and should take the opportunity to enhance the sense of place and local identity through a well thought out design. Where the existing design characteristics are not considered of a high quality, new development should actively aim to enhance the area through good design. Schemes must be based on a thorough site appraisal.*

*In particular the following aspects of North Somerset's character should be maintained and enhanced in addition to the heritage aspects identified through Policy CS5.*

- *The historic built environment, for example the Victorian residential areas located throughout the district but focussed in the main towns;*
- *Coastal areas including key buildings and public spaces that contribute to the character and experience of the place;*
- *The historic rural settlements, particularly those in the Green Belt.*

*Design priorities include supporting town centre regeneration at Weston-super-Mare and the approaches into the town, delivering high quality new communities that exhibit best practice in place-making, and consolidating the individual character of settlements across the district informed by site/settlement character appraisals.*

*Development proposals should demonstrate a commitment to designing out crime through the creation of safe environments (both private and public) that benefit from natural surveillance, visible streets and open spaces, lighting and other security measures. Achieving Secured by Design certification will help to demonstrate how designing out crime has been taken into account.*

*Further detail will be set out in other Development Plan Documents alongside this strategic policy direction to guide development proposals and decision making. Developments should benefit from a rigorous design process in discussion with the local community and the council where appropriate making use of masterplanning, design frameworks and other delivery mechanisms to guide development.*

## **North Somerset Sites and Policies Plan Part 1 (July 2016)**

### Policy DM2 – Renewable and Low Carbon Energy

*Proposals for renewable and low carbon energy installations, excluding wind turbines, will be supported in principle subject to:*

- adequate measures being taken to mitigate adverse impacts; and*
- where the environmental, social and economic benefits outweigh any negative impacts. The following criteria will be key considerations:*
  - living conditions, including noise and visual impacts including the cumulative impact on the landscape;*
  - the local natural environment, its resources and characteristics, wildlife and habitats;*
  - local infrastructure resulting from installation and operation of large-scale sites;*
  - any designated or undesignated heritage asset;*
  - the openness of the Green Belt;*
  - the quality and setting of the Mendip Hills Area of Outstanding Natural Beauty (AONB) including both views to and from it; and*
  - the safeguarding parameters associated with any identified aerodromes including Bristol Airport.*

*In addition to any adverse impacts, the positive implications of the proposal should be factored in including the creation of local employment, support for the local economy, the contribution to the reduction in greenhouse gas emissions locally and community ownership benefits.*

### Policy DM8 – Nature Conservation

*Development proposals should ensure that, where appropriate, provision is made for:*

- retention of native woodland, native trees (to include veteran trees), native hedgerows, watercourses, ponds, rhynes, other wetland habitats such as reedbeds, botanically diverse*

*grasslands, traditional orchards, geological features, and other major natural features, habitats or wildlife corridors, and their protection during construction work;*

#### Policy DM12 – Development within the Green Belt

*The extent of the North Somerset Green Belt is shown on the Policies Map.*

*Inappropriate development is, by definition, harmful to the Green Belt and will not be approved except in very special circumstances.*

#### **Extensions, alterations or replacement of existing buildings**

*The extension or alteration of a building will not be regarded as inappropriate provided that it is within the existing curtilage and it does not result in disproportionate additions over and above the size of the original building. For North Somerset ‘original’ relates to the building as existing on 26 July 1985 or for buildings constructed after this date as so built. The determining factors in assessing whether the extension is disproportionate will be the size of the proposed extension in relation to the size of the original building. An extension will not normally be regarded as disproportionate provided it does not exceed 50% of the gross floor area of the original building.*

*The replacement of an existing building is not regarded as inappropriate provided the new building is in the same use and is not materially larger than the one it replaces. A replacement building will not normally be regarded as materially larger provided it does not exceed 50% of the gross floor area of the original building.*

*In determining planning applications consideration will be given to the impact on the openness of the Green Belt for both extensions and replacement buildings and regard will be taken of the design (including bulk, height and floorspace), siting and overall scale of the development on the site.*

*The location, visual character of the site and surroundings and the effect of the proposal on the open and rural character of the area in general, prominence, visual and physical impact (including the impact of lighting) and plot size will all need to be assessed.*

*In the case of proposals to extend replacement buildings, the original floor space will be calculated as that of the original building that was on the site on or prior to 26 July 1985 and not that of the replacement building.*

*Any permission granted within a 5-year period prior to 26 July 1985 but not implemented prior to that date will be considered, if built after 26 July 1985, to form part of the ‘original’ building.*

*Proposals for **domestic outbuildings and garages** [author emphasis] within existing residential curtilages are not considered to be inappropriate development and should be of a scale and height subordinate to the original dwelling and should not adversely affect the openness of the Green Belt.*



*Normally they should be small scale and single storey. Account will be taken of the scale and number of outbuildings already on the site and the scale by which the original dwelling has increased.*

#### Policy DM28 – Parking Standards

*Development proposals should meet the council's standards for the parking of motor vehicles and bicycles. For any use not covered by these standards, provision will be assessed according to individual circumstances, having regard to the transport objectives of the council. Regard will be given to the provisions of any submitted Travel Plan.*

*Development will not be permitted if the car parking arrangements would unacceptably harm the character of the area or the safe and effective operation of the local transport network. Planning applications must demonstrate to the satisfaction of the council that the functional parking needs of the development can be accommodated on or close to the site without prejudicing highway safety or resulting in an unacceptable impact on on-street parking in the surrounding area.*

*In addition, adequate area must be provided for the parking of vehicles waiting to load or unload. The parking of these vehicles on the highway will not be acceptable where it leads to highway safety issues or unacceptable delay.*

#### Policy DM32 – High quality design and place-making

*The design of new development should contribute to the creation of high quality, distinctive, functional and sustainable places where opportunities for physical activity and recreation are maximised.*

*The design and planning of development proposals should demonstrate sensitivity to the local character, and the setting, and enhance the area taking into consideration the existing context. Design solutions should seek to enhance local distinctiveness and contribute to the creation of a sense of place and identity.*

*Proposals that reflect community aspirations and values will be encouraged. Proposals which cause unacceptable harm to the character or appearance of the area will not be permitted.*

*In determining whether the design is acceptable account will be taken of whether:*

- the siting, soft and hard landscaping, levels, density, form, scale, height, massing, detailing, colour and materials are appropriate and respect the characteristics of the site and surroundings and are appropriate to its use and position within the landscape and/or townscape; and*
- the site integrates with the surrounding environment including streets, paths and cycle ways, continuing successful local development patterns and creating an interconnected public realm; and*

- *the design and layout should not prejudice the living conditions for the occupiers of the proposal or that of adjoining occupiers through loss of privacy, overlooking, overshadowing or overbearing impact; and*

- *the design helps to reduce water and energy consumption; and*

- *the design reflects the need to deter crime and enhance security; and*

- *where relevant, recommendations of a Design Review Panel have been taken into consideration. The following will also apply as appropriate:*

- *where part of a wider proposed development, the design should take into account the future development potential of adjoining sites that are identified for development and not prejudice the comprehensive and coordinated development of a larger site of which it forms part;*

- *on developments of 100+ dwellings, the layout should use landmarks, focal points, views, clear routes, lighting, public art and signage in order to assist people to navigate throughout the proposed development. This will be supported by the production of masterplans and associated design principles. The use of design coding or other similar process should be considered if appropriate to the delivery of the development;*

- *the proposal should not prejudice the retention of private amenity space and should include private amenity space for any new separately occupied dwelling. Private amenity space should be appropriate for the type of development and the character of the area;*

- *private areas should create defensible spaces, allowing exclusive access providing areas for personal use and storage;*

- *account is taken of potential adverse weather conditions particularly in relation to the likely impacts of future climate change;*

- *provision is made for the storage of waste and recycling materials in locations that would not harm local amenity and that enable collection from the public highway;*

- *management plans should be submitted for the long-term maintenance of all shared public and private spaces and facilities;*

- *proposals for lighting schemes should not be obtrusive. They should not have a demonstrably harmful impact on the living conditions of neighbours, significantly increase sky glow, cause glare or light trespass or impact on biodiversity.*

*Where relevant development proposals should have regard to the design and other related features set out in Supplementary Planning Documents and other guidance.*

**Community Infrastructure Levy (CIL)**

*A CIL Charging Schedule will be prepared separately, and this will detail the breakdown of charges applied across North Somerset. These charges will be separate to Section 106 Agreements and will be pursued in relation to the relevant regulations.*

## Planning Analysis

### Is the development acceptable within the Green Belt?

The proposals comprise the erection of extensions to facilitate external and internal alterations to the host dwelling.

The application site is in the Green Belt, where national and local planning policies seek to manage development to limit urban sprawl and to prevent harm to the openness of the Green Belt.

Paragraph 154 of the NPPF states extensions to buildings in the Green Belt are not inappropriate development if they do not create a disproportionate addition to the host building.

Policy DM12 echoes the NPPF policy and states extensions or alterations to a building “...will not be regarded as inappropriate provided that it is within the existing curtilage and it does not result in disproportionate additions over and above the size of the original building. For North Somerset ‘original’ relates to the building as existing on 26 July 1985 or for buildings constructed after this date as so built. The determining factors in assessing whether the extension is disproportionate will be the size of the proposed extension in relation to the size of the original building. An extension will not normally be regarded as disproportionate provided it does not exceed 50% of the gross floor area of the original building.”

The Residential Design Guide Part 2 rehearses the thrust of Policy DM12 with regards to the 50% increase threshold, but adds that the bulk, and scale should appear smaller than the original building and should not be visually prominent in the landscape.

The proposed extensions under this application are calculated to add only a relatively small increase to the original floor area of the building. The resulting floor area would be 240m<sup>2</sup> compared with the existing floor area (taken to be ‘original’ and as it was in 1985) of 186m<sup>2</sup>. This accounts for a floor area increase of **29%**. As mentioned in the ‘Planning History’ section above, it is understood that the full 50% floor increase allowance is still applicable to the dwelling, so the extensions proposed remain well within this threshold.

The proposed scheme does not significantly add to the extant footprint of the host dwelling, with the main parts of the proposed extension coming forward as first floor additions over parts of the existing ground floor. The bulk of the first-floor additions are to the rear of the property and the porch would be single storey. These factors combined results in a scheme that is subordinate to the original building and one that is not visually prominent in the landscape.

In summary, the relatively small increase of floor area (**29%**) and distribution of bulk for the proposed extension ensures that the development overcomes the Inspector’s reason for refusal and would not constitute inappropriate development in the Green Belt. It therefore complies with the salient Green Belt policies within the Development Plan (DM12) and the NPPF.

Is the design of the proposal acceptable?

The materials used would be of high quality that complement the existing finish of the host dwelling, and the extension would sport a traditional architectural style to ensure they blend well with the host dwelling and the semi-rural surroundings.

As described above, the configuration, and scale of the proposed extensions will ensure a subordinate relationship with the host dwelling. The property is well isolated from neighbouring private amenity, but the height and location of the additions means they will not generate any impact to the surroundings.

The proposed materials and design of the development result in a host dwelling that retains its rural appearance, meaning it will be more in keeping with its surroundings.

As such, the scheme's design and materials are appropriate for the site and accord with development plan policies CS12 & DM32 and the pertinent policies within the NPPF.

Will the development adversely affect existing biodiversity?

***Trees***

There are several trees on this large application site, but none that will conflict with the proposed works.

***Bats***

The site is within Mendip Bat SAC Zone C. The works would affect part of the roof with interlocking tiles, and therefore a bat survey is not deemed necessary in this instance.

As such, the development adheres to Policy DM8.

Will sufficient parking be provided with the development?

The property will remain as a 4 bedroom dwelling after the works are completed. Therefore, 3 on-site car parking spaces are required, and these are already happily accommodated on site and this provision will not be impacted by the development.

## Conclusion

The development proposes the erection of relatively small-scale extensions, to create improved ground and first floor accommodation.

The site is in the Green Belt, but this Planning Statement has established that the proposed scheme would not represent inappropriate development and that the design of the extensions are appropriate for the host dwelling and the site and its environs.

The development will not harm any existing biodiversity. There would be no adverse impact on private amenity and the design is appropriate for the site.

There would be no adverse highways impact as a result of the proposals.

The development should therefore be approved, and no material considerations suggest otherwise.