

PLANNING STATEMENT

Demolition of existing rear, single storey extension and proposed new rear single storey extension

At

Yew Tree Farm,
Copy Holt Lane,
Stoke Prior,
Bromsgrove,
B60 3AZ

INTRODUCTION

The document is written in support of the erection of a replacement garage at Yew Tree farm, Copy Holt Lane, Stoke Prior, B60 3AZ.

THE SITE

The site, identified with the red circle on figure 1 below, is located within Green Belt and is accessed off Copy Holt Lane and is a dwelling surrounded by large agricultural buildings which bound the eastern and northern boundary of the site, with the principal residential premises located on the western side of the site.



Figure 1 - Site Aerial (google Earth).

The building subject to this application is located on the northern boundary and is a single storey, metal clad building.

The site is also located within the Green Belt, where inappropriate development is by, definition, harmful to the Green Belt and should not be approved except in very special circumstances (NPPF Para 147). However, there are exceptions noted within paragraph 149 of the NPPF where extension or alteration to buildings are acceptable, provided that it does not result in disproportionate additions over and above the size of the original building.

THE DESIGN

This application seeks permission for demolition of the existing rear, single storey extension and proposed new rear single storey extension.

The extension is proposed to be linked to the existing property with a small flat roof section which is inset from the external walls of the extension and is proposed to minimise the massing of the extension overall. The remaining part of the extension will be constructed using matching stonework plinth and bricks, surmounted with a pitched, slate roof.

It is proposed that the extension does not project past the side elevation of the property and it is considered that the scheme remains subservient to the property and does not affect the openness of the Green Belt.

The proposed extension has an area of approximately 40m² and replaces an extension that is approximately 10m². The house has an overall area of approximately 955m², therefore, the proposed extension proposes an increase in floor area of approximately 4.18% and accords with the adopted policies.

PLANNING POLICY

Paragraph 137 of the National Planning Policy Framework (NPPF) states that "The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence."

Paragraph 147 of the NPPF states that "Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances."

Paragraph 149 of the NPPF states that "A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt." However, there are a number of exceptions to this, and the most appropriate for this is point c) under the same paragraph:-

"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."

Paragraph 8.24 of Policy BDP4 of the adopted District Plan states that "In terms of residential dwellings this is interpreted by the Council as extensions up to a maximum increase of 40% of the original dwelling or a maximum total floor space of up to 140m² (i.e. the original dwelling plus extension). However, the Council acknowledges that a greater degree of extension may be allowed under Permitted Development rights."

As the proposal seeks an extension that is significantly under the maximum percentage increase noted, it is our opinion, the scheme accords with the adopted policy and is acceptable.

ACCESS

There are no changes are proposed to existing access arrangements.

FLOOD RISK AND SURFACE WATER RUN OF

The application site lies within Flood Zone 1 which means it is not identified by the Environment Agency as an area at risk of fluvial flooding nor is the application site identified as an area at high risk of surface water flooding.

CONCLUSION

The mass of the extension sits conformably against the property and doesn't not result in harm to the openness of the Green Belt or introduce sprawl.

We consider that the overall scheme is subservient with the existing property and does not amount to disproportionate additions.

Therefore it is considered that the submitted scheme accords with the adopted District Plan and the NPPF and should be approved.