

**TOWN AND COUNTRY PLANNING ACT
1990 (AS AMENDED)**

**PLANNING APPLICATION TO WOKING
BOROUGH COUNCIL FOR PLANNING
PERMISSION FOR:**

**Erection of a detached building forming
partly garage and partly car port**

AT

**OKWOOD HOUSE, HEATH HOUSE
ROAD, WOKING, SURREY, GU22 0QU**

PLANNING POLICY STATEMENT

Prepared by:

Woolf Bond Planning

WBP REF: 8547

April 2024



Woolf Bond Planning
Chartered Town Planning Consultants

CONTENTS

	Page
1. INTRODUCTION	2
2. SITE DESCRIPTION & PLANNING HISTORY	3
3. THE PROPOSED SCHEME	7
4. PLANNING POLICY CONTEXT & ASSESSMENT	10
5. SUMMARY	22

Annex

- A. Appeal Decision from Mole Valley District
- B. Appeal Decision at 85 Saunders Lane, Mayford, Woking Borough
- C. Appeal Decision at Clubhouse, Traditions Golf Club, Pyrford Road, Woking Borough

1. INTRODUCTION

- 1.1. This statement addresses the town planning issues arising in respect of a householder planning application for the proposed erection of a detached building forming partly garage and partly car port at Okewood House, Heath House Road, Woking, Surrey, GU22 0QU.
- 1.2. This statement explains why the application should be approved. In particular, the proposal offers development that complies with relevant local and national planning policy in providing schemes that form appropriate development in the Green Belt.

2. SITE DESCRIPTION & PLANNING HISTORY

- 2.1. The site is located in an established residential area characterised by large, detached dwellings set in large plots. The site is located entirely in the Green Belt. This designation acts as the primary policy consideration relevant to the planning merits of this householder application. The site has an extensive planning history, but the most relevant history relates to a planning application approved in January 2020 (LPA Ref. PLAN/2019/0679) for the erection of 2x two storey detached dwellings following the demolition of the previously existing buildings.
- 2.2. The key consideration in assessing this application was whether the proposal to rebuild the dwellings formed appropriate development in the Green Belt. Paragraph 6 of the officer's report confirmed that the proposal did constitute appropriate development in the Green Belt:

The proposal is therefore considered to constitute appropriate development in the Green Belt which would preserve the openness of the Green Belt.

- 2.3. In relation to character, the replacement of the existing semi-detached dwellings with 2 detached dwellings better reflected the prevailing character and grain of development in the area, that comprises primarily large, detached dwellings. The approved dwellings were two storeys in height and designed with 'cat-slide' roof on the front elevations, reduced eaves heights and hipped roofs along with front dormer and gable features. The proposed dwellings were finished in a mixture of brickwork, tile hanging and timber detailing with variations in finishes between the two dwellings. Both dwellings adopted a traditional design approach and one that would respect the character of the surrounding area. The officer's report further assessed matters relating to impact on neighbours, impact on trees, transportation impact, impact on biodiversity, drainage and flood risk, sustainability and standard of accommodation and found the proposal to be acceptable in all respects. This led to the below conclusion detailed in the officer's report:

20. The proposal would constitute replacement buildings in the Green Belt which are not materially larger than the ones they replace and the proposal is therefore considered

appropriate development in the Green Belt which would preserve the openness of the Green Belt. The proposal is considered visually acceptable and is considered to have an acceptable impact on the character of the host dwelling and surrounding area, on the amenities of neighbours and on biodiversity. The proposal therefore accords with the Development Plan and is recommended for approval subject to conditions.

- 2.4. This permission was substantially completed by February 2023 (if not earlier). Consequently, and through the completion of the original permission, these dwellings now become the definition of the 'original building'.
- 2.5. It is of further relevance that a planning application as described below was approved in September 2022 (LPA Ref. PLAN/2020/0386):

Erection of 2x two storey detached dwellings following demolition of existing semi-detached dwellings and outbuildings, formation of additional vehicular access onto Heath House Road, widening of existing access and associated hardstanding.

- 2.6. The officer's report relating to this application confirmed that the proposed dwellings are of the same size and in the same position as those previously approved under the 2020 permission (LPA Ref. PLAN/2019/0679). The only material difference was the provision of an additional vehicular access onto Heath House Road to serve plot 1. This compared to the previously proposed shared access arrangement along with some minor changes to fenestration. It is most straightforward to consider the 2022 permission (LPA Ref. PLAN/2020/0386) as the baseline for the existing dwelling to be extended through the proposed householder application moving forward. However, for the sake of clarity, the plans implemented under the 2020 permission would effectively be the same aside from the minor differences described above. Accordingly, some of the key plans associated with planning permission (LPA Ref. PLAN/2020/0386) are extracted below for contextual purposes.

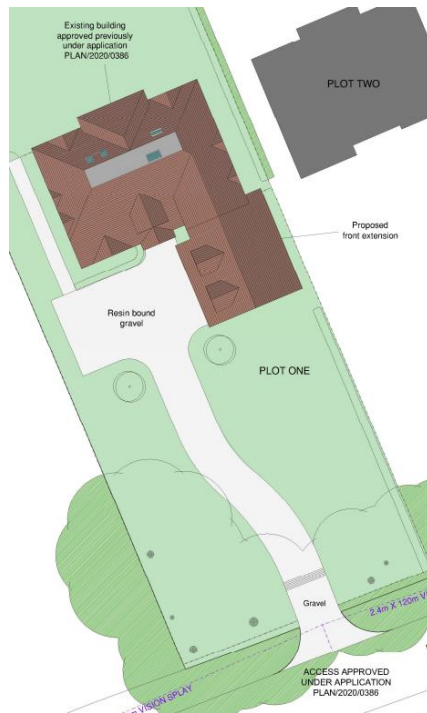


Approved Site Plan (LPA Ref. PLAN/2020/0386)



Approved Plot 1 Elevations and Floor Plans (LPA Ref. PLAN/2020/0386)

- 2.7. Subsequently, a double storey front extension was added to Okewood House permitted under application PLAN/2022/0951. An extract of the site plan showing this permitted addition is included below for reference.

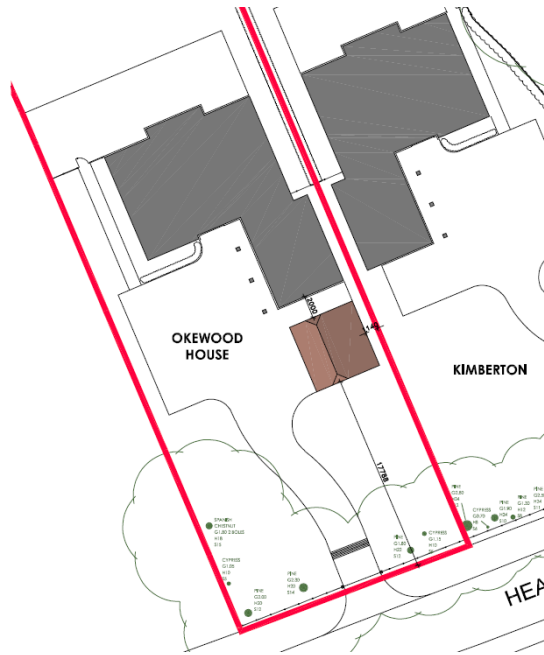


Implemented Extension Site Plan

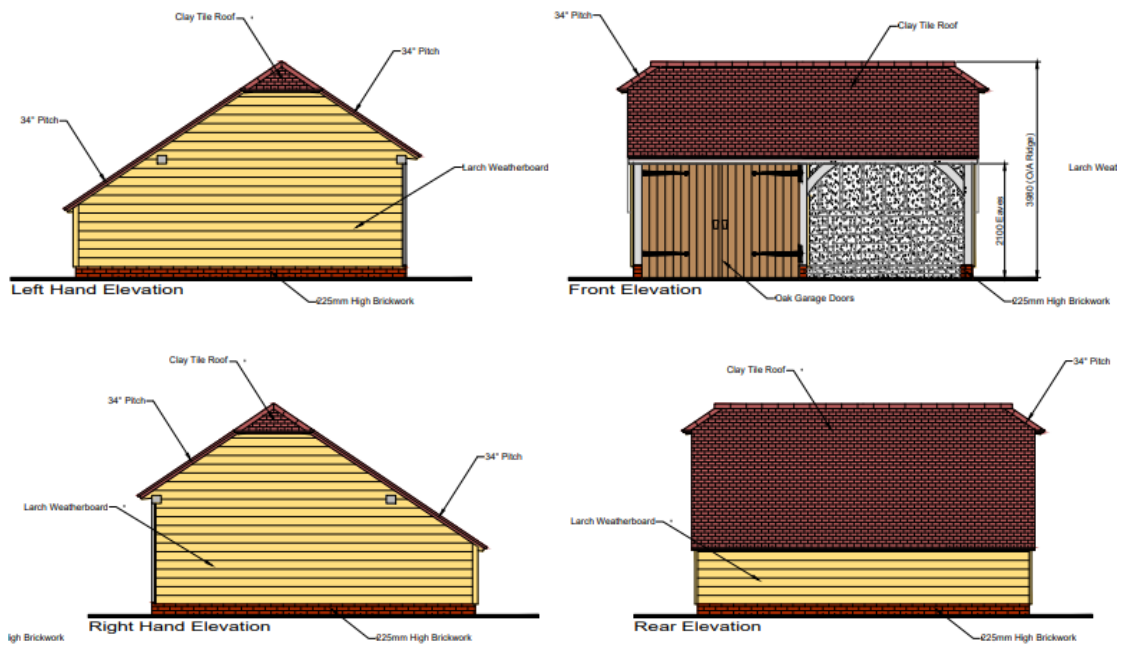
- 2.8. Page 4 of the officer's report identified that the proposal was not considered to result in a disproportionate addition over and above the original dwelling. The proposal was therefore considered to be constitute appropriate development in the Green Belt and a form of development that would preserve the Green Belt's openness.
- 2.9. With the above context established, the proposed scheme and the householder works that would occur through the application are assessed in the below sections.

3. THE PROPOSED SCHEME

- 3.1. This application proposed the election of a detached single-storey double-bay part garage, part car port.
- 3.2. Extracts taken from the Proposed Site Plan and Elevations are provided below.

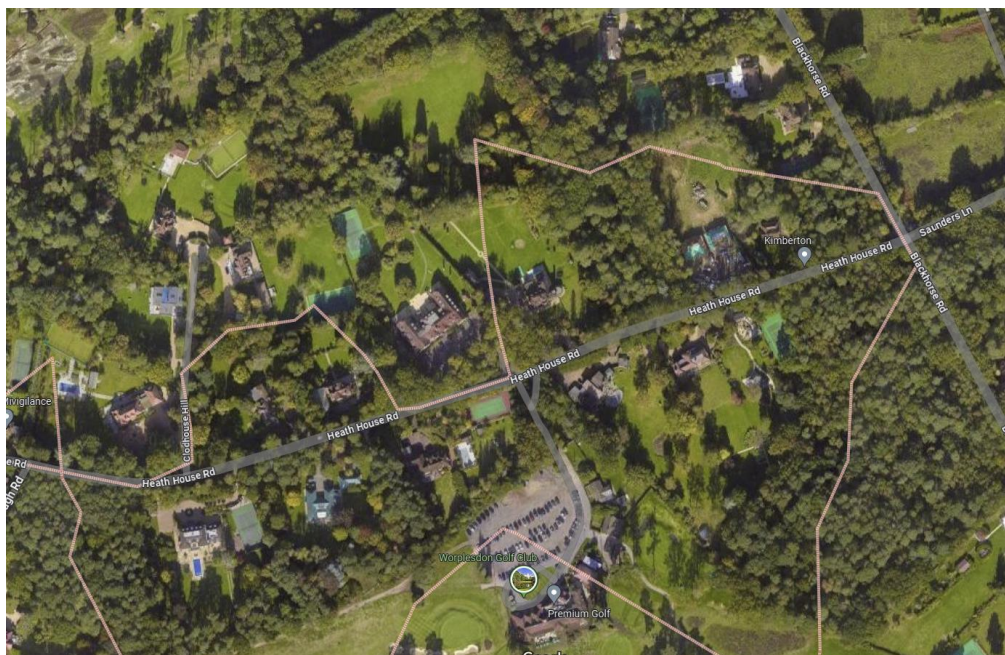


Proposed Site Plan



Proposed Elevations

- 3.3. The siting of the proposed building is closely related to the existing house by virtue of it being located 2 metres away from the dwelling's front elevation. Its single storey height is purposely designed to naturally transition through to the taller two storey bulk of the main dwelling behind. The area generally is characterised by large detached dwellings set within large plots with associated outbuildings, swimming pools and tennis courts. This is illustrated on the satellite image below.



Satellite view of wider area (Source: Google Maps)

- 3.4. The proposed finishing materials form larch cladding and clay tiling, as detailed on the supporting elevational plans, are entirely in-keeping with the aesthetic of the main dwelling and the wider area. The proposed garage would therefore be entirely harmonious with the constructed dwelling. The building is to facilitate a double bay garage to provide safe and secure storage of vehicles and paraphernalia associated with the dwelling. A sensitive design ensures that the neighbouring property to the east is not subject to any adverse effects.
- 3.5. The arboreal character of the area has informed the siting, scale and design of the proposals. The supporting arboricultural report (Harper Tree Consulting) confirms that the proposed development can be facilitated without incursion

into any root protection areas nor would it result in the pruning of or removal of any on-site trees.

- 3.6. In addition, Environment Agency mapping shows that the site is wholly within Flood Zone 1.
- 3.7. As confirmed by the PPG¹, householder development such as that proposed here is not required to demonstrate a net-gain in biodiversity.
- 3.8. The proposed garage would be sited circa 1.14 metres from the shared boundary with the property of Kimberton. Its rear elevation extends to only 1.3 metres in height and then offers a shallow 34 degree pitch as it runs up to its total 3.98 metre ridge height. Immediately adjacent to the property of Kimberton, the height of the building is comfortably below a conventional close boarded fence and as mentioned the roof then slopes in a shallow way away from the property thereafter. The scheme will therefore have no harmful overbearing impact upon the neighbouring property. Further, the building contains no windows facing towards the property at any level. Overall, the scheme would have an appropriate impact upon the amenities of the neighbour.
- 3.9. Consequently, the scheme can be found to be clearly acceptable in relation to impact on neighbours, impact on trees, impact on biodiversity, drainage and flood risk, and sustainability. It follows that the primary planning consideration as to assessing the acceptability of the proposals is impact upon the Green Belt.

¹ [Biodiversity Net Gain: Exempt Developments](#)

4. PLANNING POLICY CONTEXT & ASSESSMENT

- 4.1. Chapter 13 of the 2023 version of the National Planning Policy Framework ('NPPF') at paragraph 154 defines certain types of development as appropriate in the Green Belt. The relevant exemption to the subject application forms part (c) as listed below:

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

...

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;

- 4.2. In addition, the NPPF's Glossary includes a clear definition of the 'original building':

Original building: A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

- 4.3. In respect of defining the 'original building' for the purpose of this application, it is clear from the NPPF's Glossary definition that this should relate to the building on the site as it was built originally. This application relates to the extension of the newly constructed building as constructed in accordance with LPA permission Ref. PLAN/2020/0386. The buildings on this site to which these extension applications relate is the completed new dwelling. By forming the building as originally constructed it is the new buildings as approved in the 2020/22 applications that should be used when assessing the size of the original building.
- 4.4. This application is being promoted on the basis that the proposed garage will be read as a proportionate extension to the main dwelling. This principle is established in the case of *Warwick District Council v Secretary of State for Levelling Up, Housing And Communities [2022] EWHC 2145 (Admin)*. In this case Mr Justice Eyre, at paragraph 51 of his judgment, stated:

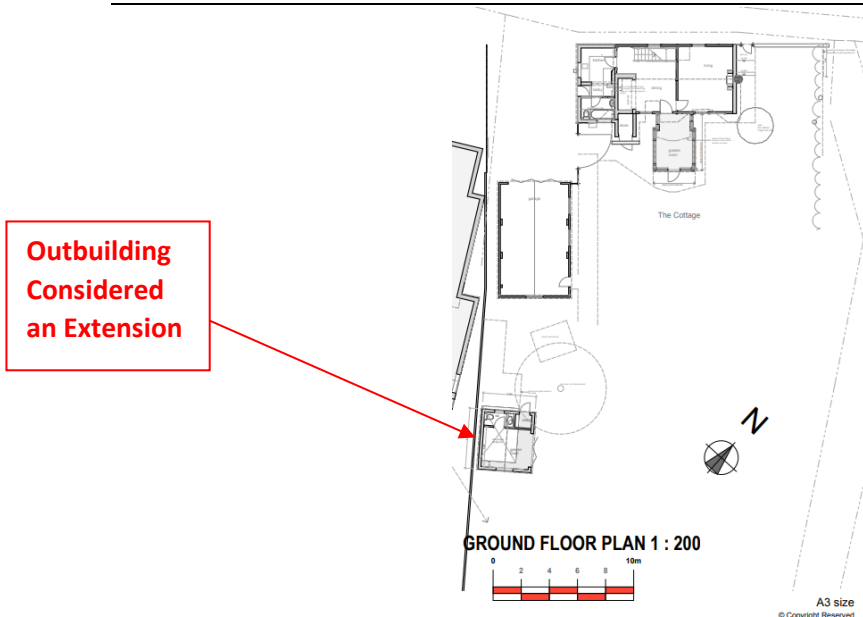
It is not, however, the only legitimate reading of the words and the First Defendant's interpretation that an extension of a building can include a physically detached structure is also a tenable reading of the words used. The First Defendant's interpretation is, in my judgement, the reading which accords considerably more readily with the content and purpose of the relevant part of the NPPF. While the Claimant's interpretation has the potential to lead to artificial distinctions which would do nothing to further the purposes of the Green Belt whereas that advanced by the First Defendant would remove the risk of that artificiality without jeopardising those purposes. Accordingly, I am satisfied that [149(c)] is not to be interpreted as being confined to physically attached structures but that an extension for the purposes of that provision can include structures which are physically detached from the building of which they are an extension. (our emphasis)

- 4.5. Such an approach follows the precedent upheld in the High Court by Deputy Judge David Elvin QC in the case of *Tandridge District Council v Secretary of State for Communities and Local Government, Jason Syrett: [2015] EWHC 2503 (Admin)* who, at paragraph 63 of his judgment, stated that:

There is nothing in the statutory context of the 1990 Act which would militate against reading “building” in the plural where appropriate... the context of the 1990 Act usage and lends at least indirect support to the view that the plural may be appropriate in the context of paragraph 89 of the NPPF which uses the language of the 1990 Act

- 4.6. As such, the approach taken here is entirely reasonable and lawful. The proposed new outbuilding can and should be read as an extension to the original building (and thus NPPF paragraph 154, part (c)) applies.
- 4.7. For context, the site plan for the initial application² that was subject of the Warwick decision is extracted below to highlight the gaps that can occur between buildings and still be considered an extension.

² Warwick District Council Application Ref: W/20/1934



Extract of Drawing No 2028/P/03 from the *Warwick* Decision

- 4.8. As such, considering the *Warwick* judgement, an outbuilding can be a considerable distance away from another building and still be considered an extension. Plainly, in this case the proposed outbuilding is located in close proximity to the dwelling and can be considered an extension.
- 4.9. In respect of local planning policy, Policy DM13 (Buildings in and adjacent to the Green Belt) contained in the 2016 Development Management Policies Development Plan Document forms the relevant policy:

Extension and alteration

The extension and alteration of buildings within the Green Belt where the proposal does not result in disproportionate additions over and above the size of the original building as it existed at 1 July 1948 or if it was constructed after the relevant date, as it was first built.

- 4.10. Supporting text to Policy DM13 does not form upper case planning policy and therefore is only guidance in terms of how the above policy test should be applied. It is however contextually relevant to indicating what may or may not be acceptable when extending an existing building in the Green Belt:

The NPPF does not provide any guidance as to what may be regarded as 'proportionate' or 'disproportionate' addition in the context of a building extension or alteration. The Council

considers that different locations and forms of development present different site specific characteristics. In this regard, the details of any application will be judged on its own individual merits. Nevertheless, based on the Council's past experience, and in line with standards commonly applied to similar development in Surrey and the South East, the expectation is that to be acceptable, proposals will be within the range of 20-40% above the original volume of the building. This does not imply that where a satisfactory case can be made for a higher or lower percentage addition that the Council will resist. Equally, in some instances proposals to extend the volume of the building by less than 20% may still be disproportionate, for example those in open and prominent locations within the Green Belt where significant impacts are more likely to occur.

The starting point for consideration of proposals for extensions to existing buildings in the Green Belt will be the footprint of the 'original' building. This means the building (and garages and ancillary buildings within 5 metres) that existed on 1 July 1948 or, if constructed after 1 July 1948, as it was originally built. Any extensions built subsequently will not be considered part of the original building. The Council will calculate volume using the basic formula of area multiplied by height. This being volume as a measurement of external structure, inclusive of roof voids.

When assessing whether the proposed extension represents a disproportionate addition, the Council will compare the size of the 'original' building with the proposed extension, taking account of siting, floorspace, bulk and height. When considering proposals for replacement buildings, the starting point will be the size and scale of the existing building. The Council will seek to safeguard against disproportionate additions to, or increases over the existing building, including its height. (our emphasis)

- 4.11. It is pertinent to note that it is unlawful to refuse an application for planning permission if it is not in accordance with the supporting text of a policy, even if this supporting text details how the policy will be implemented. This is established in the case of *Gill, R (On the Application Of) v London Borough of Brent [2021] EWHC 67 (Admin) (18 January 2021)*. In this judgement, James Strachan KC (sitting as Deputy Judge of the High Court) determined that:

“When determining the conformity of a proposed development with a local plan the correct focus is on the plan's detailed policies. The supporting text consists of descriptive and explanatory matter in respect of the policies and/or a reasoned justification of the policies. That text is

plainly relevant to the interpretation of a policy to which it relates but it is not itself a policy or part of a policy, it does not have the force of policy and it cannot trump the policy. A development that accords with the policies in the local plan cannot be said not to conform with the plan because it fails to satisfy an additional criterion referred to only in the supporting text. That applies even where the local plan states that the supporting text indicates how the policies will be implemented” (our emphasis)

- 4.12. In light of this legal precedent an extension exceeding the 20-40% guidance in paragraph 5.40 of the Development Management Plan cannot be considered to be in conflict with Policy DM13 on this metric alone.
- 4.13. Policy DM13 was adopted in October 2016 and is now encroaching upon being 8 years old. By comparison, the NPPF was published in 2023 and is circa 0.5 years old. Paragraph 225 of the NPPF refers to circumstances where existing policies were adopted prior to the publication of the 2023 NPPF:

However, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

- 4.14. Policy DM13 states that when considering an extension to a building within the Green Belt, the baseline consideration will be the building as it was constructed (if after the relevant 1 July 1948 date, as is the case here). The below table provides a summary of the existing volume and floorspace (on a per dwelling basis) when compared to that proposed through this application:

Parameter	Original³	Existing⁴	Proposed	Percentage Change From Original (%)
Volume (m ³)	902.5	1,228 ⁵	1,339	48
Floorspace (m ²)	248	324	359	45

³ As per officer report to LPA Ref. PLAN/2022/0951

⁴ As per officer report to LPA Ref. PLAN/2022/0951

⁵ Volume measured by architect to include all areas of enclosed built development only.

- 4.15. Prior to considering these figures further, it is contextually relevant that the uplift in volume and floorspace respects is 9% when compared to the current position on the site. It is the previously approved extension that has taken the vast majority of the now proposed uplift when compared to the original building.
- 4.16. The proposed uplift in volume represents a percentage change of 48%. Volume can perhaps be identified as one of the most relevant parameter comparisons given that it is the volume parameter that is referenced in the Council's supporting text. Further, the percentage uplift in floorspace is moderately lower in its increase comprising 45%.
- 4.17. It is important therefore to consider that on the previous extension, the 24m² floorspace uplift that occurred at second floor level could be rightly determined to not have an adverse impact on the openness of the Green Belt at all. An appeal decision in Mole Valley District relating to a two-storey side extension in the Green Belt is appended as Annex A to this statement. At paragraph 4, the Inspector considered a similar circumstance whereby a considerable proportion of the uplift in proposed floorspace was derived from using the eaves space of the existing building. The Inspector found that the Council's inclusion of this floorspace in assessing whether the proposal breached the guideline figure was 'unconvincing':

4. There is no reference to the appropriate amount of floorspace for extensions in the supporting text to Policy RUD7, but the officer's report advises that 30-50% is a guideline figure and calculates that in this case the proposal amounts to 56%. However, as the appellant's architect has pointed out, part of this figure is derived by some of the eaves space of the existing building becoming useable floorspace as a result of the extension. Together with the total floor area being only a small percentage above the guideline figure, this suggests that a conclusion that the extension would be 'disproportionate' on a quantitative basis alone is unconvincing. (Our emphasis).

- 4.18. The Inspector in the Mole Valley case therefore went onto conclude:

7. When taken together with my conclusion on the proportionate floorspace of the extension, I conclude on

issue (i) that the proposal would not be inappropriate development in the Green Belt having regard to the Framework and Policy RUD7. Accordingly 'very special circumstances' are not required to justify it.

8. Turning to issue (ii), the effect on openness, the extension would inevitably have some effect on the openness of the Green Belt. However, I have concluded that it would not be a disproportionate addition to the original building. Accordingly, the effect on openness would be limited and would not cause material harm to the Green Belt and consequential conflict with the Framework.

- 4.19. The important point arising from the above is that the determining judgment is not the quantitative uplift in above ground floorspace. Instead, the determining matter is how any increase in floorspace manifests itself within and through any extension to the building. In effect, the 45% overall uplift in floorspace is somewhat of a false figure. If one actually removes the floor space that was created at roofscape level, the floorspace increase would actually drop to only 35%.
- 4.20. It follows that the proposed volume increases 48% and the real floor space increase lie somewhere between 35% (perceived) and 45% (technical). Within this context, there are 4 key points that should be considered. First, the supporting text to Policy DM13 should be applied only as supporting text and nothing more consistent with the *Gill, R (On the Application Of) v London Borough of Brent [2021] EWHC 67* judgment. Second, the supporting text acknowledges that the 20 to 40% range is far from definitive and different locations and forms of development present different site specific characteristics. Third, the comparison figures are relatively near to the suggested 20% to 40% range. Finally, it should be remembered that there are examples from other appeal cases where extensions proposing additions as high as 123% and 160% beyond the original building have been deemed not to form disproportionate additions (PINS Refs. APP/N0220/A01056193 & APP/A3655/W/16/3161628).
- 4.21. More generally, it is noted that there are many examples of extensions within the immediate area and the Borough where the 20 to 40% guideline has been confirmed as just that – a guideline and greater percentage increases have been approved. Two examples are summarised below:

**Hampton Manor (formerly known as Pinetree Lodge),
Heath House Road (LPA Ref. PLAN/2018/1010)
Proposed single storey side extension including basement.
Approved 31.10.18.**

The officer's report confirms that the proposal would increase the volume by 52% over and above the original dwelling. It confirms that the 20-40% increase should be treated as a 'guide'. An earlier appeal for a 72.7% increase in volume was dismissed on 09.05.18 partly on the grounds of the impact on the Green Belt

**The Grange, Clodhouse Hill
(LPA Ref. PLAN/2016/1262)
Demolition of existing garage and erection of new garage
with basement and first floor accommodation. Erection of
single storey side and rear extension.
Approved 26.01.17.**

Granted permission for an increase in volume of 66.8% above ground level which, including the basement, would result overall in an 80% increase in volume over and above the size of the original dwelling. An earlier application in 2016 established the principle of the volume increase above ground level (PLAN/2016/0749)

- 4.22. Such an approach has also been identified at appeal in Woking Borough. An appeal decision relating to a first floor side extension at a property in Mayford is appended as Annex B. Relevant extracts from the Inspector's decision are provided below:

6. The supporting text to Policy DM13 explains that the Framework does not elaborate as to what may comprise a disproportionate extension to a building, but that different locations and forms of development present different site specific characteristics and that any proposal will be judged on its own individual merits. The supporting text goes on to suggest that the Council's expectation is that to be acceptable, proposals will be within the range of 20% to 40% above the original volume of the building. This is not a strict limit on volume imposed by the development plan, but it would be one way of identifying disproportionate additions over and above the size of the original building. As the supporting text also indicates, it is important to consider the specific characteristics of the building and its context.

...

9. Mathematically, a 58% increase in volume over that of the original building would be significant. However, it does not necessarily follow that the proposal would result in

disproportionate additions over and above the size of the original building solely on account of those calculations.

10. It is relevant to note that the appeal dwelling appears to be much smaller in volume and footprint than the other half of the semi-detached pair and many close neighbouring buildings. The other half of the semi-detached pair appears to have been extended at first floor level to the side and rear to a greater extent than the appellant proposes to extend the appeal dwelling. The appeal dwelling was originally constructed as one half of the semi-detached pair, pre 1948.

11. No increase in footprint is proposed and the appeal dwelling would remain modest in size. The pre-1948 maps suggest the volume of the original building may have been greater than presented in the Council's officer report. Although this has not been clearly demonstrated by the appellant, it is evident that the other half of the semi-detached pair has been extended significantly. In this context, alongside other large dwellings, the appeal dwelling would remain neatly and appropriately proportioned. The proposal would be seen and experienced as a proportionate addition to the original building. The proposal, in combination with previous extensions, would not therefore result in disproportionate additions over and above the size of the original building.

12. For the above reasons, the proposal would not comprise inappropriate development in the Green Belt because it would fall within the exception provided at paragraph 149(c) of the Framework. It would therefore accord with Policy CS 6 of the WCS and Policy DM13 of the WDMP, the requirements of which are set out above. (Our emphasis).

4.23. The important point made in the above example is that the 20 to 40% range should not be applied as a strict limit on volume and it is important to consider the specific characteristics of the building and its context. In this case, the fact that there was a dwelling adjacent to the proposed extension site was materially relevant in considering the site specific characteristics and ultimately that the scheme formed appropriate development in the Green Belt.

4.24. A further example relates to a proposed extension to a golf clubhouse in the Green Belt also considered under the same policy framework in Woking. This forms Annex C and a relevant extract is provided below:

9. There has already been an increase of 160% above the size of the original building. However, this was accepted by the Inspector in allowing the construction of the golf course and conversion of the farmhouse to a clubhouse. Taken together, the alterations and

extension subject of the present appeal would result in a relatively modest increase in floorspace over and above what has already been permitted, and the proposed additions would have a limited visual impact on the surrounding area, and would be largely screened from public view. Accordingly, I consider that the proposal would not be a disproportionate addition to the original building and the development would not be inappropriate development.

...

12. I conclude that the proposal would not be inappropriate development in the Green Belt, and would comply with Policy CS6 of the Woking Core Strategy (2012) and DMP Policy DM13. As such, there is no need for me to consider whether any very special circumstances might exist to justify the need for the development. (Our emphasis).

- 4.25. In this case, the fact that the proposal when compared to the existing building formed only a modest increase was considered relevant to the site specific characteristics. In addition, the fact that the proposed addition would have a limited visual impact and would largely be screened from public views were relevant to concluding that the scheme comprised a proportionate addition to the original building and complied with Policy DM13.
- 4.26. These examples further evidence the appropriateness of the proposed scheme where the parameter increases in all respects remain below both these and many other examples previously approved since the 2016 Policy DM13 was adopted.
- 4.27. When applying the quantitative guidance, the scheme is close to the 40% limit detail within supporting text. Further, and consistent with the golf clubhouse case, the proposed garage building would form a relatively modest increase in floorspace and volume over what has already been permitted (9%). More generally, case law has established that the concept of Green Belt openness is a spatial and visual matter. In spatial terms, the proposal is for a proportionate addition to the building sited adjacent to the front elevation only. The proposed garage is very comfortably subservient to the main dwelling and extends forward of a gabled feature that lies above it such that in height terms it is again entirely proportionate to the main building. It will read as a logical and small addition in front of the larger main dwelling house located behind. In addition, it

will enable cars that would otherwise be stored in an open surfaced form to be stored away in a tidy and compact manner. In visual terms, the site is highly self contained from the public realm. This is due to the mature tree frontage that lies on the site's front boundary towards Heath House Road and the substantial distance that would be located between the garage and Heath House Road. Views of the proposed outbuilding would be very distant and glimpsed at most. Further, any view of it would be within the context of a far larger dwelling in scale and mass terms behind. Accordingly, its spatial impact would be very limited, and its visual impact would be effectively nil.

- 4.28. In summary, it follows that in both qualitative and quantitative respects, the scheme comprises a proportionate addition over the size of the original building and is wholly consistent with Local Plan Policy DM13 and NPPF paragraph 154, part (c). Particular reference is made to the reference in supporting text relating to the importance of site specific characteristics needing to be considered in undertaking any such assessment. When this is completed with regard to the subject site and scheme, a clear conclusion is made that the scheme comprises appropriate development in the Green Belt. As detailed in section 3 of this statement, the proposed design is entirely appropriate to the character of the area and the main dwelling. The proposal is therefore compliant with the development plan and planning permission can be granted accordingly.
- 4.29. Finally, and without prejudice to the clear case made that this proposal forms appropriate development in the Green Belt, even if the decision maker were to take a different view, one must consider whether Very Special Circumstances would apply. The below reasoning taken from a officer's report in the neighbouring Borough of Waverley sets out a logical reason as to why Very Special Circumstances can be applied to the provision of a garage which is commensurate to the size of the property it would serve:

14. Very Special Circumstances

As outlined in Section 10, the proposal constitutes inappropriate development within the Green Belt and very special circumstances are required to outweigh the harm to the Green Belt, and any other harm.

The property does not benefit from a garage or indeed any secure storage for domestic paraphernalia such as lawn mowers, garden tools or similar. It is considered reasonable for a property to benefit from some secure external storage. In this case, the garage is modest in scale and is commensurate to the size of the property it would serve. The garage is discreetly located and is positioned close to the main house itself, against which it would be read. For these reasons it is held that the garage would not materially detract from the openness of the Green Belt. Very special circumstances are therefore considered to exist that outweigh the proposals harm by reason of inappropriateness, and any other harm.

- 4.30. In this case, the site forms a large plot and dwelling with no garage. The garage is positioned close to the main house itself and would be read within the context of that main house. It is inevitable that on a property of this size, the owners will have cars and potentially of significant value such that for security reasons they will want to have some form of enclosed garaging. The design of the proposed building is architecturally sensitive to the main dwelling and a carport is in part proposed so to evidence that this building is truly intended to be used for the purpose of car parking. It follows that the scheme can also be granted on the basis of Very Special Circumstances as well as forming appropriate development in the Green Belt.

5. SUMMARY

- 5.1. This statement has addressed our professional opinion that the proposed garage forms a proportionate addition to the original building and is submitted in full accordance with part (c) of paragraph 154 of the NPPF and Policy DM13. In addition, the proposal complies with all other development plan policies and forms an appropriate extension in quantitative terms, offers a high-quality contemporary design and read as a logical extension to the main dwelling. The proposal is therefore appropriate development in the Green Belt and permission can be granted.
