HPK/2011/0403

RECONSTRUCTION AND EXTENSION OF OUTBUILDING AT WOODSEATS FARM, CHARLESWORTH

SUPPORTING STATEMENT
DESIGN AND ACCESS STATEMENT

1. Proposed Development

The application seeks to retain building work which has been commenced, but in a modified form, with the overall height being reduced by about 2.0 metres. The partially completed building comprises the reconstruction and extension of a domestic outbuilding at Woodseats Farm. The work involves an increase in the floor area of the building, reconstruction of some of the walling and an increase in the roof height.

The applicant commenced work in the belief that the development could be undertaken under the provisions of the permitted development regulations and that the permission of the LPA was not required. However, in its current form, the work involves an increase in the roof height above 4 metres and extends marginally outside the original domestic curtilage and thus falls outside the provisions of Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

The current proposal will bring the building below the 4.0 metre threshold but the building will still require planning permission as it will extend slightly beyond the original domestic curtilage.

2 Layout, Design Scale

In regard to the position of the building, this is dictated by the position of the building which originally occupied the site.

The building as now proposed would be typical of the design and scale of a domestic double garage. This is its intended purpose.

The site is surrounded by existing buildings. Those to the north, south and east are larger and taller than the proposed building. Thus, the proposed building does not have a harmful impact on the openness of the Green Belt. It has been carefully designed so that its scale form and materials of construction are sympathetic to its surroundings and it makes a positive and beneficial contribution to the visual amenities of the Green Belt.

It should be noted that the proposed reduction in the roof height would bring the building within the scope of Permitted Development, but for the marginal encroachment of about 2.0 metres beyond the curtilage. If the building was rebuilt 2.0 metres to the south the need for planning permission would be avoided. However, reconstructing the building in this position would provide no benefit to the character of the countryside or the openness of the Green Belt.

3 **Landscaping**
Given that the building is surrounded by other buildings, no additional landscaping is warranted.

4 **Access**
No access or accessibility issues arise

5 **Policy**
In regard to the objectives of the Local Plan, two policies are relevant.

Policy H14 says that planning permission will be granted for an ancillary domestic building where 4 criteria are met. This proposal accords with all 4 criteria.

Policy OC2 permits "limited extension, alteration or replacement of existing dwellings" and "other development ... where it maintains the openness of the Green Belt and does not compromise Green Belt purposes." Thus, whilst Policy OC2 does not specifically refer to ancillary outbuildings, it is clear that such domestic buildings do not contravene the spirit of the policy, particularly where they maintain the openness of the Green Belt.

National planning guidance as set out in PPG2 similarly permits "limited extension, alteration or replacement of existing dwellings" in the Green Belt and the guidance also states "the re-use of buildings inside a Green Belt is not inappropriate development providing.... strict control is exercised over the extension of re-used buildings." Again, whilst this guidance does not specifically refer to ancillary outbuildings, it is clear that the re-use and modest extension of a domestic outbuilding does not contravene the spirit of the guidance.

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