RECONSTRUCTION AND EXTENSION OF OUTBUILDING AT WOODSEATS FARM, CHARLESWORTH

SUPPORTING STATEMENT
DESIGN AND ACCESS STATEMENT

1. **Proposed Development**

The application seeks planning permission to erect a small garage on the footprint of a former domestic outbuilding originally constructed as a stable block. The stable block was partially demolished in 2009 and reconstructed and extended to create a garage with loft space above.

Before that building was completed, an enforcement notice requiring demolition of the building was served on the applicant and the applicant is in the process of complying with the notice.

The current proposal utilises the remaining, pre-existing walls of the outbuilding and the height is reduced to a maximum of 4 metres.

As the site is clearly within the curtilage of the house and lies behind the principal elevation, it is my view that the development could be undertaken under the provisions of Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and that the permission of the LPA is not required. Nevertheless in order to pre-empt further action by the LPA, the applicant has instructed me to submit this application.

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.

The proposed building has a smaller footprint than the original building which occupied the site but that building had a mono-pitch corrugated iron roof whereas the proposed building will have a traditional pitched roof

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 alteration or replacement of existing builings 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 the National Planning Policy Framework similarly permits "limited extension, alteration or replacement of existing buildings" in the Green Belt. Again, whilst this guidance does not specifically refer to ancillary domestic outbuildings, it is clear that the re-use and modest extension of a domestic outbuilding does not contravene the spirit of the guidance.

A. R. Yarwood, DipTP, MRTPI