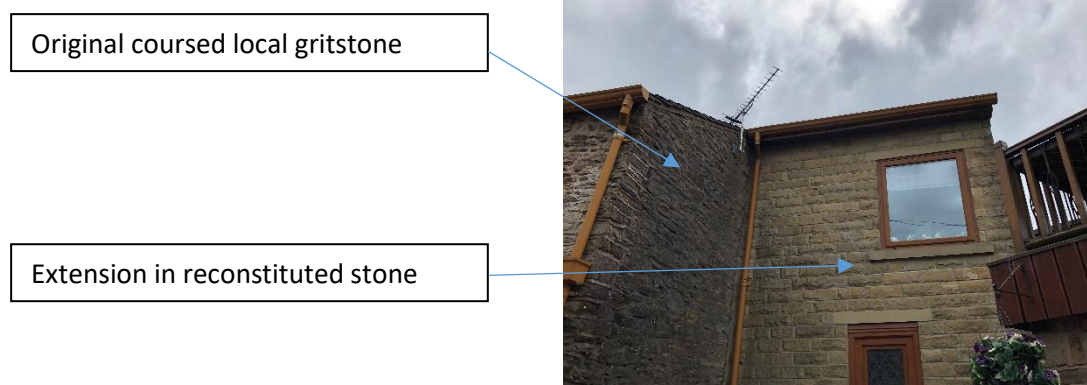


Planning Design and Access Statement

For Old Quarry Rise Annex

Old Quarry Rise is located Charlesworth which is a most picturesque and interesting one by reason of the semi-circular formation of the Coombs Rocks which stand so prominently out on the landscape of the hamlet and command such an extensive view of the surrounding districts and country.

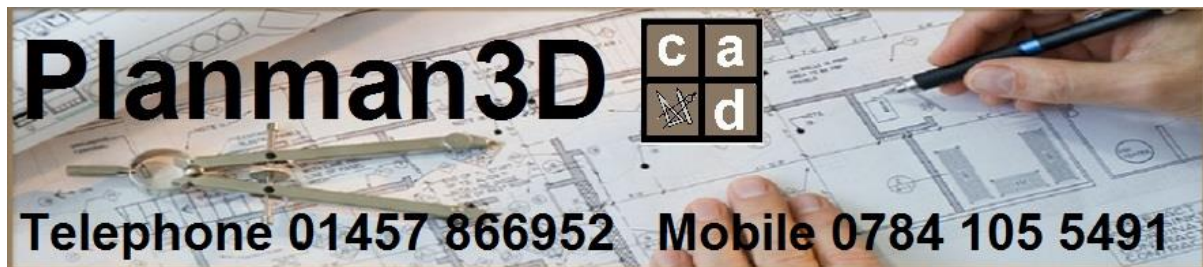
The existing property has extended in 2005 (HPK/2004/1175) and the materials used were of a reconstituted stone and a poor match to the original local gritstone.



The Proposal & Design Considerations

This application seeks to extend the part of the existing extension forward (shown above), to 450mm behind the principal elevation and link this to the existing single storey garage.

All elevations will be rebuilt in reclaimed local stone to closely match the original building to keep the building in character and not to spoil the extensive views of the surrounding districts and country.



Whilst this application seeks to extend the property by an additional 80m³ Half of this volumes existing with a covered walkway between the annex and the existing garage.

Existing Covered Walkway



As part of that the National Planning Policy Framework (NPPF) provides the policy basis for the principle of development within the Green Belt. The extension of a building with a building is defined as acceptable development within the green belt "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 89, NPPF, 2012).

Disproportionate is often considered, as a rule of thumb based on previous policy, as an increase of around a third. Where development does not strictly accord with the stated policy it can still be acceptable development where very special circumstances exist. In this case the volume increase is above a third. In terms of policy the proposed extension is likely to be assessed by the LPA as being inappropriate development.

The decision maker can still determine that the development is suitable if very special circumstances exist. The Court of Appeal decision in *Turner v Secretary of State for Communities and Local Government* shows that the concept of 'openness of the green belt' is not narrowly limited to an approach based on a measurement of volume.

Of course volume is a consideration and in this case we acknowledges that the proposal shows a much larger increase than 1/3 of the original and I think we make the case that, the additional volume does not affect any neighbouring properties and in so far as the long range views are concerned, the volume would be offset by the proposal being built in stonework to match the existing building, replacing the current mismatched materials.