



PLANS + DESIGN
Architectural Drawing

Design and Access Statement

18 Rosey Bank, Buxworth, High Peak, SK23 7NR

Single Storey Side Extension with Raised Decked Area to the Rear



This statement has been produced in support of an application for planning permission to add a single storey side extension at 18 Rosey Bank, Buxworth.

Plans and Design, 18 Eccles Road,

Chapel-en-le-Frith, High Peak, SK23 9RG

07912 845 210

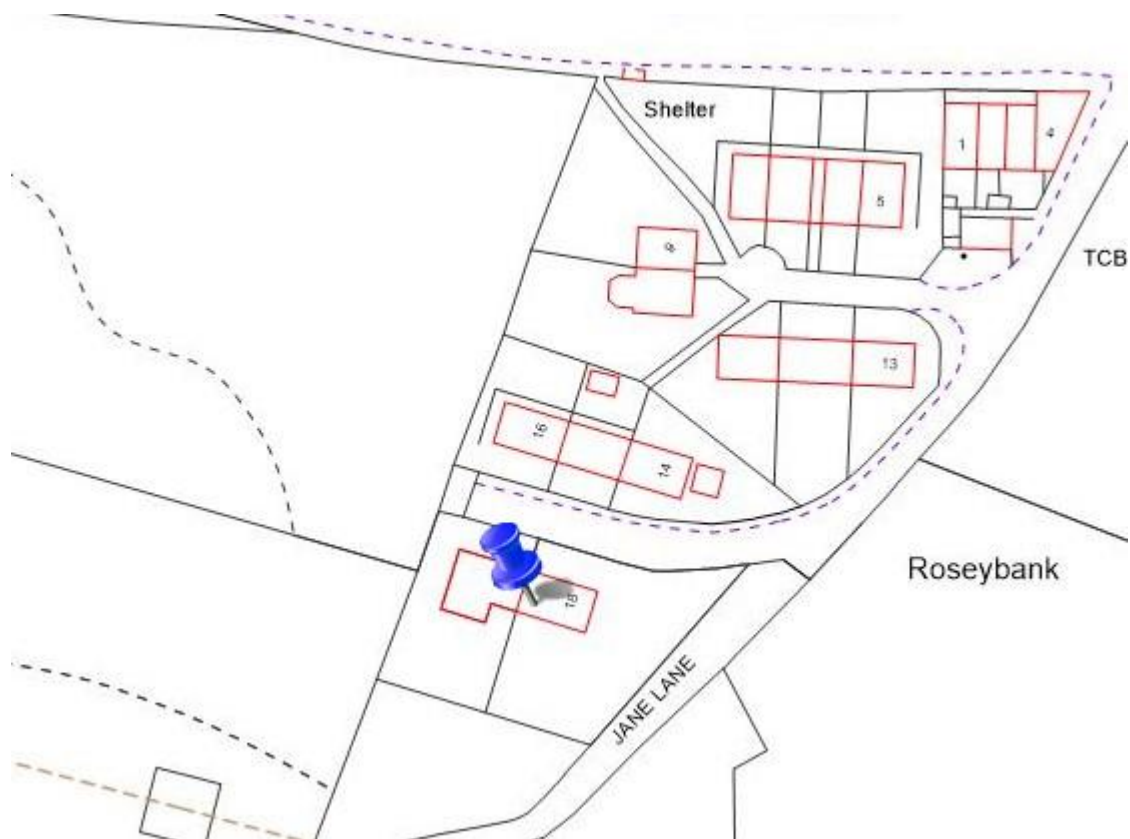
info@plansanddesign.co.uk



The Site

The site, a semi-detached residential dwelling is one of a cluster of 18 traditional dwellings arranged in off two small cul-de-sacs from Jane Lane in the village of Buxworth. Jane Lane is a small rural cul-de-sac which leads off the B6062 between Leaden Knowle and Brierley Green. The building is built from random natural stone and is bounded from the north by Rosey Bank and from the east by Jane Lane. The site is a corner plot and slopes away to the south.

The site is located within Green Belt and on land designated as Countryside in accordance with the Adopted High Peak Local Plan 2016.



Planning History

No planning history evident

The Proposal

It is proposed to increase the living space to the ground floor by adding a side extension to accommodate a new kitchen and utility as the existing kitchen is very small and constrained. In order to provide the space required the extension will measure 5.5m in width, 5.3m in depth with a height of 3m to the eaves and 4.6m to the ridge. To add light a window is proposed to the front elevation and to the rear external access will be created by the addition of glazed doors and a raised decked area. The utility room will be served by a small rear window and a door to the side to replicate the existing eastern elevation.

Access & Transport

The dwelling occupies a corner plot which is substantial. Currently there are two off-road parking spaces which will remain unaffected by the development. With no additional bedrooms proposed, there will be no increased demand on parking.

Refuse Storage

There is adequate room within the curtilage of the dwelling for the storage of bins so this existing arrangement will remain unaffected.

Planning Policy

Local and National Planning Policies Relevant to the Application

S1 – Sustainable Development Principles

S1a – Presumption in Favour of Sustainable Development

S6 – Central Sub-area Strategy

EQ2 – Landscape Character

EQ3 – Rural Development

EQ4 – Green Belt development

EQ6 – Design and Place Making

High Peak Design Guide SPD

Adopted Residential Design SPD2

Green Belt Matters

The essential characteristics of Green Belt are its openness and permanence. National Green Belt policy on development is restrictive as its fundamental aim is to prevent urban sprawl by keeping land permanently open. In villages such as Buxworth and on sites on the edge of towns and villages it seeks to assist in safeguarding the countryside from encroachment and preserve the setting and special character of these towns and villages. No. 18 Rosey Bank is a dwelling within the Green Belt and any development is therefore subject to Local and National Green Belt Policy. This statement seeks to justify the proposal in the context of both Green Belt development and that of rural development.

Impact upon the Green Belt

The NPPF 2019 advises that inappropriate development is by definition, is harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application local planning authorities should ensure that substantial weight is given to any harm to the Green Belt and “very special circumstances” will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal is clearly outweighed by other considerations.

Policies S6 and EQ4 of the Adopted High Peak Local Plan seek to protect the Green belt and maintain its openness and permanence by ensuring that planning permission will not be granted for development unless it is in accordance with the national planning policy above.

A local authority should regard the construction of new buildings as inappropriate within the Green Belt unless the development meets one or more of several exceptions highlighted within Paragraph 145 of the NPPF 2019. Paragraph 145 (c) of the NPPF 2019 allows for the extension of a building, provided that it does not result in disproportionate additions over and above the size of the original building.

The original building has not been extended at any time in the past. There is no definition within the High Peak Local Plan or indeed the NPPF for what constitutes ‘disproportionate additions’ over and above the original building and therefore each application should be determined on its own merits.

This statement, submitted in support of the application, seeks to prove the case that on balance, there is no potential harm by reason of inappropriateness and that there is no other harm, such as any measurable impact upon openness that may be caused by the proposal.

Potential Harm by Reason of inappropriateness and any other Harm

As stated earlier, there is no definition within the High Peak Local Plan or indeed the NPPF for what constitutes 'disproportionate additions' over and above the original building and therefore each application should be determined on its own merits having regard to the specific characteristics of the site and proposed development.

There is however a nationally recognised acceptable percentage of 30% additional volume applied by LPAs in England when assessing development such as domestic extensions within the Green Belt. Volumes for the site have been calculated and are as follows:

Existing Planning Unit

Original building – 314 m³

Proposed Extension

72.2 m³

If the total of the recognised acceptable percentage volume of 30% was utilised this would equate to 94.2m³, therefore the extension is well within recognised limits and should not be considered to result in a disproportionate addition to a dwelling within the Green Belt.

The proposed extension would not harm the openness of the Green Belt or cause any other harm as it would be constructed from high quality materials and due to its subservient size and positioning it would not be visible from the north as views of the site are hidden behind the other housing on Rosey Bank which is built upon rising land to the B6062. From the south and east there is extensive mature tree cover obscuring views of the site from both directions.

When viewed from Jane Lane the extension will not impact upon openness due to its subservient height and position in relation to the original dwelling. In summary there will be no obvious harm to openness or any other perceivable harm.

Character, Form and Design relating to policies EQ2, EQ3 and EQ6

The site is reminiscent of all the other dwellings in the Rosey Bank cluster. It is built of a simple and robust style and the extension has been designed to reflect this simple style when viewed from the road. Any extension should be assessed primarily against Local Plan Policies EQ3 and EQ6 which seek to ensure that development make a positive contribution to local character and distinctiveness and respects the intrinsic countryside character of the locality.

The High Peak Design Guide recommends all extensions should harmonise with their parent buildings and should respect the dominance of the original. The extension will provide the much-needed extra space whilst respecting the original main building in terms of its siting, scale, and materials. It will be subordinate to the parent building and of a scale, and so positioned, to avoid undue harm to the character of the property.

Policy S1a advocates a presumption in favour of sustainable development which improves the economic, social and environmental conditions in an area. The council is committed through this policy to find solutions and work pro-actively to secure such schemes, and only those proposals which give rise to adverse and unacceptable impacts should be refused. The creation of this new family space will meet the needs of the applicant without causing undue or adverse impacts.

Policy EQ3 allows for the construction of extensions to existing dwellings in the countryside. Any extension must be subsidiary to the building and should not have an adverse impact upon the character of the landscape. Policy EQ 6 Design and Place Making states that 'all development should achieve a satisfactory relationship to adjacent development and not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity'.

The extension is modest in form so as not to unbalance the appearance of the two semi-detached dwellings. The proposal has been guided by Policies EQ3 and EQ6 of the Local Plan. The external fabric and appearance of the building will be replicated within the extension with attention to details such as the addition of quoins. Due to sensitive and careful positioning of windows and doors the solid to void ratio of the original house has been replicated where the extension faces the highway to ensure that the character of the building remains unchanged. No overlooking or overbearing will occur. To the rear of the dwelling there is extensive and mature tree cover, most of which is not in the ownership of the applicant. To the front there is an established existing relationship with the nearest dwellings to the north which in addition, are elevated above the site and separated by a highway, ensuring the amenity of any neighbour is protected.

Conclusion

The proposed extension will provide much-needed high quality additional living space for the occupants on the ground floor of their home. The extension has been sensitively designed to harmonise and compliment the dwelling. Their proposal will open up access to their private rear garden area and improve their amenity without having an adverse impact upon the character of the dwelling and its countryside locality generally.