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Proposed Erection of Replacement Detached Bungalow with Detached Dormer Bungalow

Pine Lodge
Stainborough Lane
Hood Green
Barnsley
S75 3EX

Date:	22nd November 2019
Prepared:	TP
Checked:	PS

Planning & Heritage Statement

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Appendix A – Pre-Application Submission

Appendix B – Pre-Application Response

1.0 INTRODUCTION

1.1 RBA Town Planning has been instructed by the Applicant Mr D Green to prepare and submit a Full Application following Pre-application consultation for the erection of a replacement detached bungalow with a detached dormer at land known as Pine Lodge, Stainborough Lane, Hood Green, Barnsley.

1.2 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing. *(National Planning Policy Framework 47).*

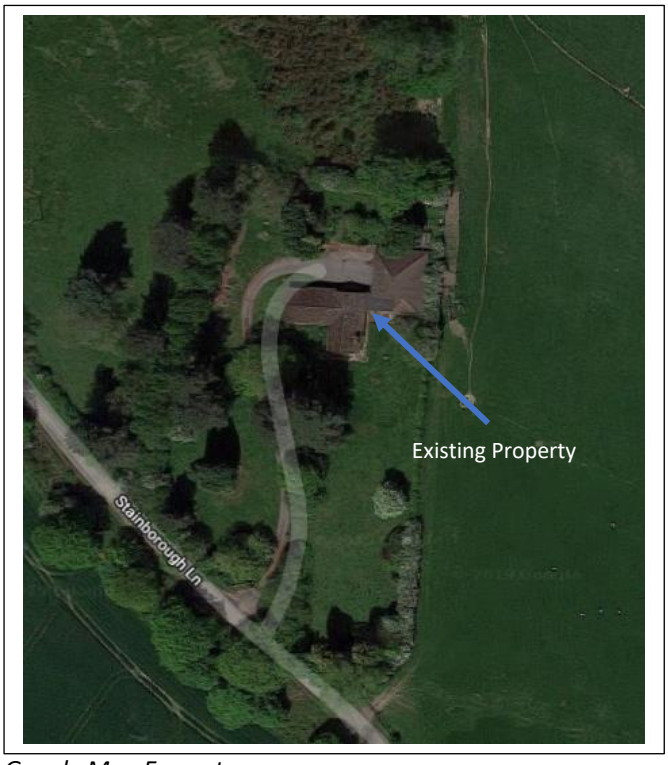
1.3 This Statement sets out the Applicants Case and makes reasoned justification against Adopted Plan Policies. This statement should be read in conjunction with the proposed plans and all other documentation submitted as part of the planning application.

2.0 THE SITE

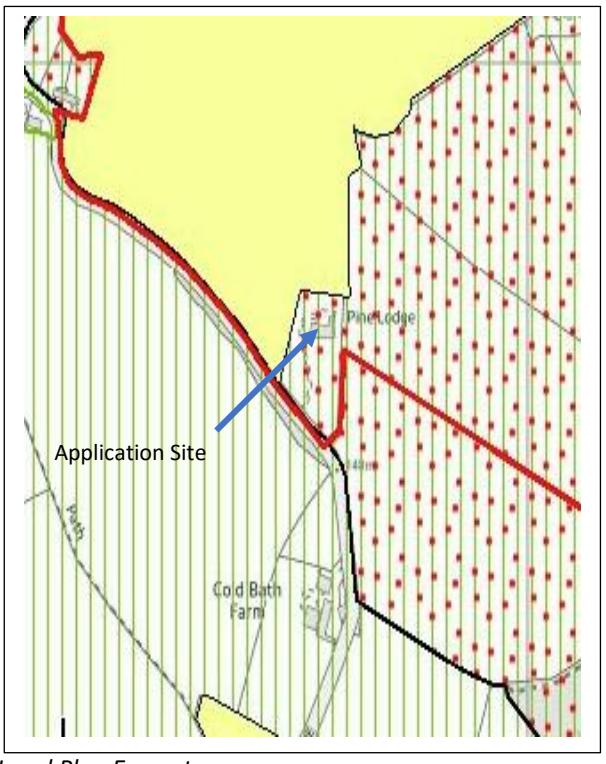
2.1 The Application site is an area of land sitting within the Stainborough Park Heritage Trust and Conservation Area boundary, the site is also allocated as Green Belt on the Councils Adopted Local Plan.

2.2 The site is an extensive plot that slopes upward in a South to North direction with tree coverage of various species, a sweeping hard surfaced driveway provides access from Stainborough Lane up to the existing bungalow which sits in the North Eastern area of the site. The principle elevation sits facing within the site with the hard-surfaced area extending behind the property providing parking provision.

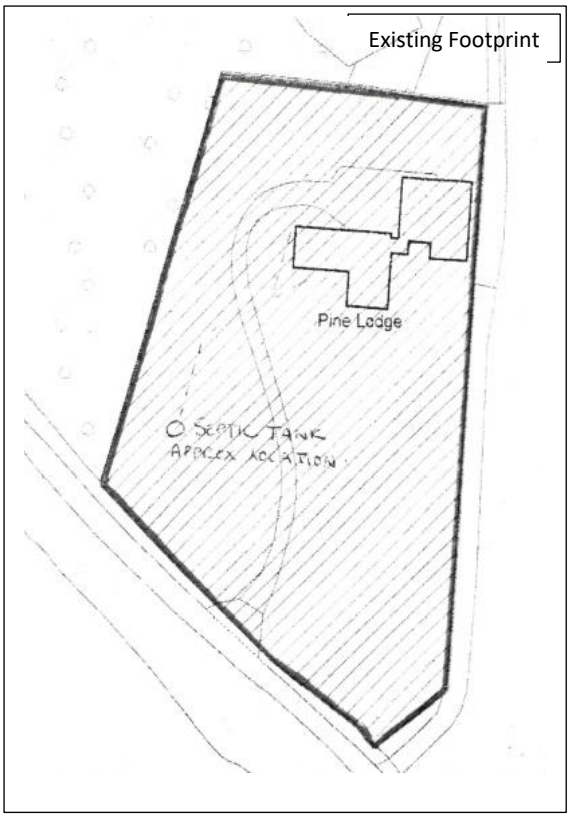
2.2 The existing property is constructed of random sized stone sitting under a concrete interlocking tiled roof. The property has a sprawling footprint with random flat roof areas and construction material such as timber boarding and mixed fenestration materials, the property is also subject to differing ridge heights.



Google Map Excerpt



Local Plan Excerpt


Existing Footprint
Pine Lodge
SEPTIC TANK
APPROX LOCATION









3.0 PRE-APPLICATION

3.1 The Applicant entered into pre-application discussions with the Local Authority prior to the preparation of this application, the pre-application submission documentation is attached as appendix A.

3.2 On 24th April 2019 Rachel Roddis Planning Officer responded to the submission and the email response is attached as Appendix B.

3.3 It is considered that the Officer response is positive and generally accepts the proposal in principle subject to other material considerations. The Officer concludes the email with the closing comment "*Based on the information before me and in the absence of detailed plans, there is no objection to the principle of the proposed development with a full assessment of the design of the proposal and its impact on the Historic Parkland garden being made at the formal application stage".*

3.4 The Officer outlines the following additional documents would be required to support any proposed application;

Heritage Statement
Tree Survey
Arboricultural Impact Assessment
Arboricultural Method Statement
Coal Mining Risk Assessment

3.5 It is also outlined by the Officer that any proposal should not exceed a footprint of 426.06m2.

4.0 PROPOSAL

4.1 The applicant seeks full planning consent for the erection of a detached dormer bungalow to replace an existing detached bungalow that has been subject to significant and unsympathetic extensions resulting in a property with a sprawling footprint and poor level of design and appearance.

4.2 The existing property has a total footprint of 426.06m^2 with the proposed footprint sitting at 436m^2 only a 10m^2 increase. It is proposed to slightly alter the siting of the bungalow in a north easterly direction due to impacts upon the Root Protection Area of an adjacent Oak Tree although this reposition still takes in the original footprint.

4.3 The height of the proposed bungalow is proposed at a height similar to that of the existing swimming pool to make use of the roof space and creating architectural and contemporary interest to the principle elevation.

4.4 Final construction materials have yet to be decided upon, however, as per pre-application advice it is envisaged that a mix of both stone and render will be used as indicated on the proposed plans.

4.3 Full justification of the proposal will be explored under the Assessment section of this statement.



Proposed Principle Elevation

5.0 POLICY

5.1 National Planning Policy Framework Protecting the Green Belt

The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
Green Belt serves five purposes:

a) to check the unrestricted sprawl of large built-up areas;

b) to prevent neighbouring towns merging into one another;

c) to assist in safeguarding the countryside from encroachment;

d) to preserve the setting and special character of historic towns; and

e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Inappropriate development is, by definition, 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. '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.

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

a) buildings for agriculture and forestry;

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

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;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

– not have a greater impact on the openness of the Green Belt than the existing development; or

– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

5.2 Nation Planning Policy Framework Conserving and enhancing the historic environment

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

5.3 National Planning Policy Framework Achieving Well Designed Places

The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

5.4 Barnsley Adopted Local Plan Policy GD1 – General Development

Proposals for development will be approved if:

- There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;
- They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;
- They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;
- They include landscaping to provide a high-quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;
- Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;

- Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;
- Any drains, culverts and other surface water bodies that may cross the site are considered;
- Appropriate landscaped boundaries are provided where sites are adjacent to open
- countryside;
- Any pylons are considered in the layout; and
- Existing trees that are to remain on site are considered in the layout in order to avoid
- overshadowing.

5.5 Barnsley Adopted Local Plan Policy D1 – High Quality Design and Place Making

Design Principles:

Development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including: Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;

- Views and vistas to key buildings, landmarks, skylines and gateways; and
- Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should:

- Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;
- Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;
- Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;

- Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;
- Provide clear and obvious connections to the surrounding street and pedestrian network;
- Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;
- Promote safe, secure environments and access routes with priority for pedestrians and cyclists;
- Create clear distinctions between public and private spaces;
- Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;
- Make the best use of high-quality materials;
- Include a comprehensive and high-quality scheme for hard and soft landscaping; and
- Provide high quality public realm.
- In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.

5.6 Barnsley Adopted Local Plan HE1 – The Historic Environment

We will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk. This will be achieved by:-

a. Supporting proposals which conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place. These elements and assets include:-

- The nationally significant industrial landscapes of the Don Valley which includes Wortley Top Forge and its associated water management system.
- Elsecar Conservation Village, its former ironworks and its workshops which were once part of the Fitzwilliam Estate.

- A number of important 18th and 19th century designed landscapes and parks including Wentworth Castle parkland (the only grade I Registered Park and Garden in South Yorkshire), and Cannon Hall Park.
- The well preserved upstanding remains of the Cluniac and Benedictine monastery at Monk Bretton.
- 18 designated conservation areas of special and architectural interest including three town centre conservation areas, as well as large areas incorporating Stainborough Park, Cawthorne, Penistone and Thurlstone.
- The 17th century Rockley Blast Furnace and its later engine house.
- Gunthwaite Hall Barn, a large 16th century timber framed barn.
- Barnsley Main Colliery Engine House and Pithead structures.
- The 17th century Worsbrough Mill (the only historic working water mill in South Yorkshire).
- Relatively widespread evidence of pre-historic settlements, and occupation which are often archaeological and below ground but sometimes expressed as physical or topographic features.
- The boroughs more rural western and Pennine fringe characterised by upland and (often) isolated settlements or farmsteads surrounded by agricultural land and dominated by historic and vernacular buildings built from local gritstone.

b. By ensuring that proposals affecting a designated heritage asset (or an archaeological site of national importance such as a Scheduled Ancient Monument) conserve those elements which contribute to its significance. Harm to such elements will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only in exceptional circumstances where there is a clearly defined public benefit.

c. By supporting proposals that would preserve or enhance the character or appearance of a conservation area. There are 18 conservation areas in the borough, and each is designated for its particular built and historic significance. This significance is derived from the group value of its constituent buildings, locally prevalent styles of architecture, historic street layouts and its individual setting which frequently includes views and vistas both into and out of the area.

Particular attention will be given to those elements which have been identified in a Conservation Area Appraisal as making a positive contribution to its significance.

d. By ensuring that proposals affecting an archaeological site of less than national importance or sites with no statutory protection conserve those elements which contribute to its significance in line with the importance of the remains. In those cases where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, an understanding of the evidence to be lost must be gained in line with the provisions of Policy HE6.

e. By supporting proposals which conserve Barnsley's non-designated heritage assets. We will ensure that developments which would harm or undermine the significance of such assets, or their contribution to the character of a place will only be permitted where the benefits of the development would outweigh the harm.

f. By supporting proposals which will help to secure a sustainable future for Barnsley's heritage assets, especially those identified as being at greatest risk of loss or decay.

5.7 Barnsley Adopted Local Plan HE2 – Heritage Assessments and General Application Procedures

Proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded heritage assets will be expected to include a description of the heritage significance of the site and its setting.

- This description will need to include an appropriate but proportionate level of detail that allows an understanding of the significance of the asset but no more than is necessary to understand the impact of the proposal.
- For sites with significant archaeological potential, a desk-based assessment may be required in line with the provisions of Policy HE6.

Applications made in outline form will not be accepted for proposals which will which affect a conservation area, a listed building or any other designated heritage asset. In such cases, sufficiently detailed plans and drawings to enable an assessment to be made of the likely impact of the development upon the significance of any heritage assets affected will be required.

5.8 Barnsley Adopted Local Plan HE4 - Developments affecting Historic Areas or Landscapes

Proposals that are within or likely to affect the setting and the heritage significance of a Registered Park and Garden will be expected to:

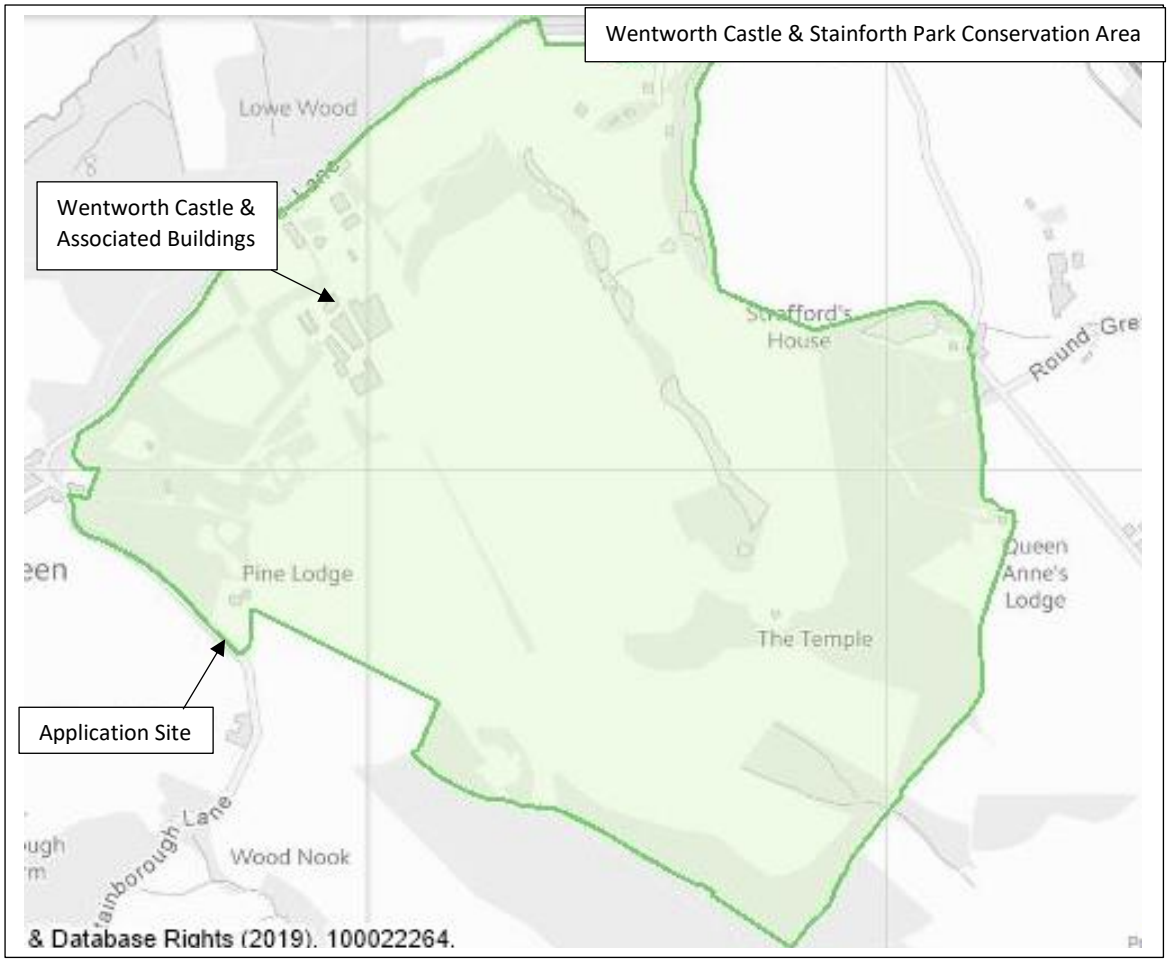
- Respect historic precedents of layout, density, scale, forms, massing, architectural detail and materials that contribute to the special interest of an area.
- Respect important views either within the area or views that contribute to the setting of the area.

Take account of and respect important landscape elements including topographic features or trees that contribute to the significance of the area where harm might prejudice future restoration.

6.0 HERITAGE ASSESMENT

6.1 The provisions of the National Planning Policy Framework requires that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

6.2 The application site sits within the Wentworth Castle and Stainborough Park Conservation Area although its position is on the edge with the South Western and Eastern site boundaries forming the boundary of the Conservation Area. The site is remote from significant Historic Assets and is not listed or carries any Heritage Asset status.



6.3 The Conservation Area is quite large and takes in the whole of the Wentworth Castle and Stainforth Park Estate. The Conservation Area as a whole is limited in terms of built environment and its importance is one of parkland associated with the 18th Century Grade 1 Listed Building.

6.4 The building subject of demolition has no original Planning History on the Council's Public Access so its date of original construction is unclear, however, given the appearance, design and construction materials it is likely this would have been in the late 1960's early 1970's. The property has been subject to two subsequent applications which are detailed as follows;

B/82/0541 – erection of garage

B/98/1096 – erection of garage extension and swimming pool

Given the historic nature, details of the applications are not available on the Councils Public Explorer although the extensions are visibly definable when looking at the property given the change in roof design and construction materials.

6.5 The bungalow sits within the eastern quarter of the Conservation Area and on a plot of land that rises in a northern direction away from the adjacent highway Stainborough Lane. Within the site there are a number of trees including good and poor examples and also unkempt shrubbery and self-seeded saplings. The site has not been managed in terms of trees or vegetation and as a result has a negative impact upon the Conservation Area. A full Tree Impact Assessment is submitted as part of the application which addresses tree implications.

6.6 The property itself is not considered to hold any significant benefits to the Conservation Area. It is constructed of random stone with a sprawling footprint sitting under a pitched concrete interlocking tiled roof. Fenestration is of differing scale and size with evidence of timber frame, upvc and aluminium. The building is of very simple design with no key or significant architectural detailing and its presence on site does not appear to be of any historic reason or relationship to the Estate or Parkland.

6.7 The following photographs identify the building and its lack of significance appearance.

























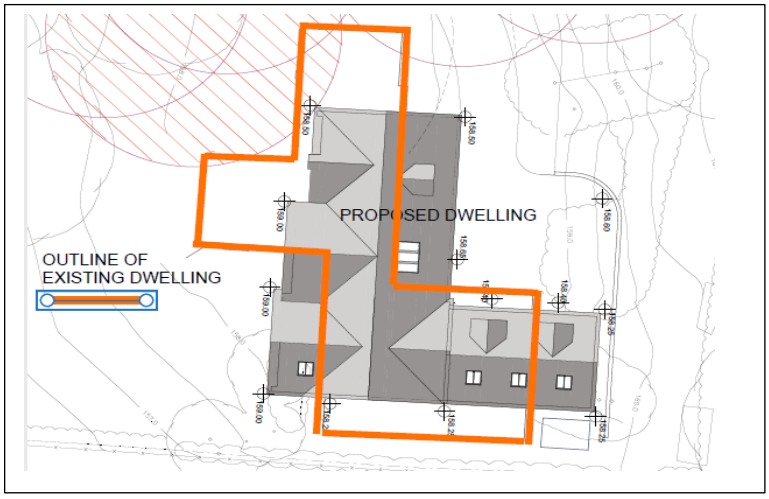
6.8 It is considered that there is very little to assess in terms of the existing bungalow and its importance within the Conservation Area. Given the construction materials and poor design and appearance it is considered that the building has a negative impact upon the Conservation Area and the Heritage Parkland. It does not represent any preservation or enhancement of the Conservation Area as are the requirements of the NPPF and its demolition would represent a positive contribution to the Area by virtue of a well-designed replacement.

6.9 The bungalow subject of the application is not identified as a Heritage Asset in its own right, either designated or non-designated, its significance is one of being located within a Conservation Area. It is considered that the level of Heritage Impact Assessment is therefore proportionate to the significance of the Heritage Asset as outlined in the NPPF and Local Plan Policy HE2.

7.0 ASSESSMENT

7.1 The site is located within the Green Belt as Identified on The Councils Adopted Local Plan and as such is subject to both National and Local Green Belt Policy. The government attaches significant weight to the protection of Green Belt location, new development proposals within the Green Belt are therefore severely restricted. The NPPF outlines that new development proposals within the Green Belt should be considered inappropriate development, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The NPPF continues to outline that exceptions to this, amongst limited others, would be the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces. Given the proposal is to demolish an existing residential unit and construct a replacement one it is considered that the development in principle is acceptable, this is supported by the pre-application response attached as Appendix B.

7.2 In terms of Green Belt considerations the next stage of the assessment would be the provision that any replacement building should not normally be materially larger than the one it replaces. It is acknowledged that the proposed replacement building does have a marginally larger footprint than the one it replaces; however, this is considered to be negligible representing only a 10m^2 increase. Whilst the footprint may have a marginal increase the overall scale of the footprint has been heavily reduced which significantly reduces impacts upon the location. Below is an excerpt of the proposed site plan which outlines the proposed footprint in relation to the original, for the purpose of clarity the extent of the original footprint has been outlined in red. The illustration clearly outlines a more contained footprint that in our opinion utilises the site in a more efficient way narrowing the principle elevation and therefore reducing visual impacts. The



narrowing of the building has resulted in an increase in height of the proposed building to gain usable floor space within the roof space, however, the height increase is reflective of the existing properties highest part which is the garage and swimming pool aspect. Despite the limited increase in the footprint area and the use of the roof space it is considered that the proposed replacement building conforms to the principle aims of the NPPF in protecting the Green Belt.

7.3 The appearance of the proposed residential property has been designed to take on board some features of the existing building with gabled elements to the principle elevation which now provide a more balanced appearance that is relative to the overall building design. Opportunities have been taken from the south facing aspect of the principle elevation with the use of glass which will assist with the generation of heat within the property. Its contemporary design draws on traditional building methods and construction materials making the property relevant to current building trend whilst retaining its own unique style and appearance.

7.4 Within Conservation Areas, development proposals should seek to preserve and enhance the areas character, given the site is remote within a limited built environment around it, this is a great opportunity to explore innovative design. It is proposed to use a natural stone for the predominant proportions of the elevations with detailed contrasting off white render panels to break up the elevation and add interest through traditional building materials used in a contemporary manner. The proposed materials will sit comfortably under the slate roof with the intention of the building harmonising within the landscape as opposed to sitting starkly as does the existing property. Given the poor quality of the existing building that offers nothing in terms of preservation or enhancement of the Conservation Area the proposed building offers a significant enhancement of the immediate and surrounding area by virtue of the high quality building materials and management of the trees further preserving the Areas Parkland Appearance.

7.5 The proposed new dormer bungalow will make a significant and positive contribution to the character and appearance of the Conservation Area therefore preserving and enhancing the

Conservation Area's future. It is considered that the proposal would conform to the principle aims of the NPPF on preserving and enhancing Conservation Area's and Local Plan Policy HE1.

7.6 The Applicant is keen to ensure the proposed new building is constructed in an environmentally friendly way, it is intended to insulate the building to a high specification which will aid heat retention and recovery. Whilst specific details are not finalised to the build it is anticipated that heating will be provided through the installation of a ground source heat pump which through a series of looped pipes draws heat naturally occurring within the ground is transferred through a heat exchanger and pump , in addition the large south facing windows will create opportunity to harness the suns energy in heating the building. In addition is also intended to install grey water and water harvesting systems to ensure water use is kept to a minimum. Whilst the building will not be 100% passive it is the aim of the applicant to build a progressive and future prove dwelling that seeks to utilise efficient and renewable energy systems to ensure significant levels of environmentally friendly construction methods maintained which will be subject to the Building Regulation Application.

7.7 Given the site sits within both a Conservation Area and the Stainforth Heritage Parkland the trees are subject to automatic protection although the site has been subject to neglect in terms of tree management. AWA Arboricultural Consultants have prepared a detail tree survey and Impact Assessment, it outlines a number of trees to be removed, ones that can be retained and subject to works regain health.

7.8 The current property is positioned within the root protection area of a large significant Oak Tree hence the relocation of the proposed footprint outside of this area. The crown of the mature Oak T45, hangs low over the existing drive, the Tree Report therefore suggests it is advisable to undertake minor crown lifting to avoid conflict with future traffic under the tree. Given the repositioning of the property this will have impacts upon additional trees towards the rear of the site, it is outlined that G8, G10, G20 are to be removed, however these are poor quality tree groups and the benefits of removing current impact upon the RPA of the Oak are more beneficial.

7.9 The Willow which is positioned directly adjacent to the existing driveway (T46) and holds some level of visibility from the roadside and therefore has some moderate visual amenity. However, it is noted within the Tree Report that "structural defects lower the long-term prospects of the tree and it would require significant pruning if it was to be retained, which would reduce the amenity value. Replacement planting would mitigate for the removal". As opposed to altering the existing driveway and creating additional impacts upon the Green Belt location in a bid to try and re-establish the Willow it is proposed the removal and replacement elsewhere in the site would be more appropriate.

7.10 T19 is also identified for removal, this tree is an apple tree and not considered to hold any specific benefits to the site, the Tree Report outlines "T19 is retention category 'U' and due to its extremely limited prospects requires removal regardless of the proposed development".

7.11 The Full Assessment is submitted as part of the Application.

7.12 The site is also located within a Coal Mining Referral Area, a Mining Risk Assessment has been undertaken which returns that there is a potential risk from shallow mine workings and further intrusive works would be warranted to better understand the risks. Whilst this does not particularly impact upon the Planning Decision and relates more to the construction phase of the development it would be prudent to attach a condition to any approval requiring the investigations to be carried prior to the commencement of development. The full Risk Assessment is submitted as part of the application submission.

8.0 CONCLUSION

8.1 The National Planning Policy Framework (NPPF) states in paragraph 10 to ensure that "sustainable development is pursued in a positive way, at the heart of the framework is a presumption in favour of sustainable development". The proposal comprises sustainable development when considered against guidance in the NPPF. The framework advises that developments should respond to local character and history and reflect the identity of local surroundings and materials, whilst not discouraging appropriate innovations.

8.2 The principle of development is considered to be listed within the exceptions list relating to new development within the Green Belt and is therefore considered to be appropriate development. Given the proposed replacement building is of a similar footprint and reflective of the original building in terms of use and scale it is considered that the proposal adheres to the principle aims of the NPPF and the Councils Local Plan on protecting the Green Belt and its openness.

8.3 The proposed replacement building is considered to be of a high-quality design and one that preserves and enhances the Conservation Area in which its sits, in addition the future tree management of the site will further make positive contributions to the Conservation Areas enhancement. The proposal is therefore considered to be in line with Guidance contained within the NPPF and Adopted Local Plan Policies.

8.4 It is respectfully requested that the application is approved, and permission granted for the proposed development subject to appropriate conditions.