

2023/0335

Mrs Valerie Shale

Variation of condition 2 of application 2017/1048 (Erection of two side extensions, alterations to roof including raising roof height and addition of a first floor front veranda to allow conversion of loft space to additional living accommodation) to allow alterations to roof design

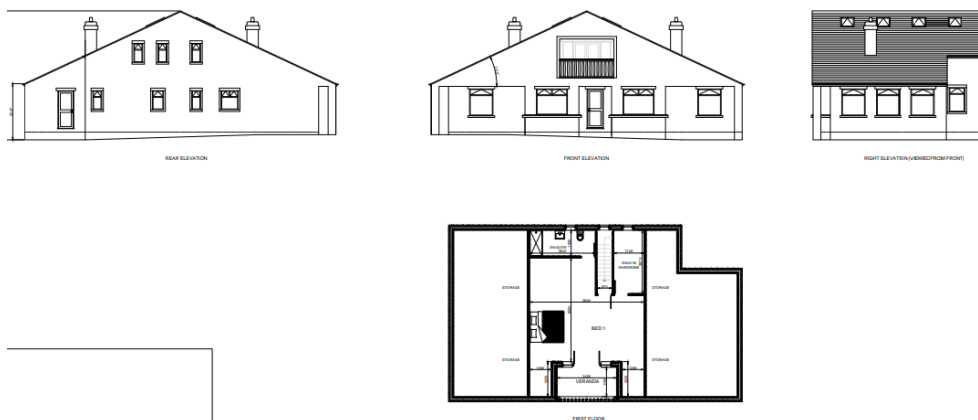
Kontiki, Roughbirchworth Lane, Oxspring

Background

2013/0284 - Erection of 2 side extensions and alterations to roof including raising roof height and addition of a first floor front veranda to allow conversion of loft space to additional living accommodation – Approved with conditions

The proposal involved the erection of 2 side extensions measuring 3.3m at either side by 6.9m and 9.4m. The alterations also included the raising roof height by 1m from 6m in height to 7m and the change from a hipped roof to a pitched roof and overhang. The proposals also included the addition of a first floor front veranda.

2017/1048 - Erection of two side extensions, alterations to roof including raising roof height and addition of a first floor front veranda to allow conversion of loft space to additional living accommodation – Approved with conditions



Description

The property is a small hipped roof bungalow, set within a large plot within Green Belt countryside. The property has a small outbuilding within its grounds and a pond and is accessed by a long single track. The dwelling is well screened along each boundary and is set at a lower level than Roughbirchworth Lane. Due to its position, the property is barely visible from the lane. A Public Footpath (Oxspring 19) runs approximately 25m to the South of the proposed development site

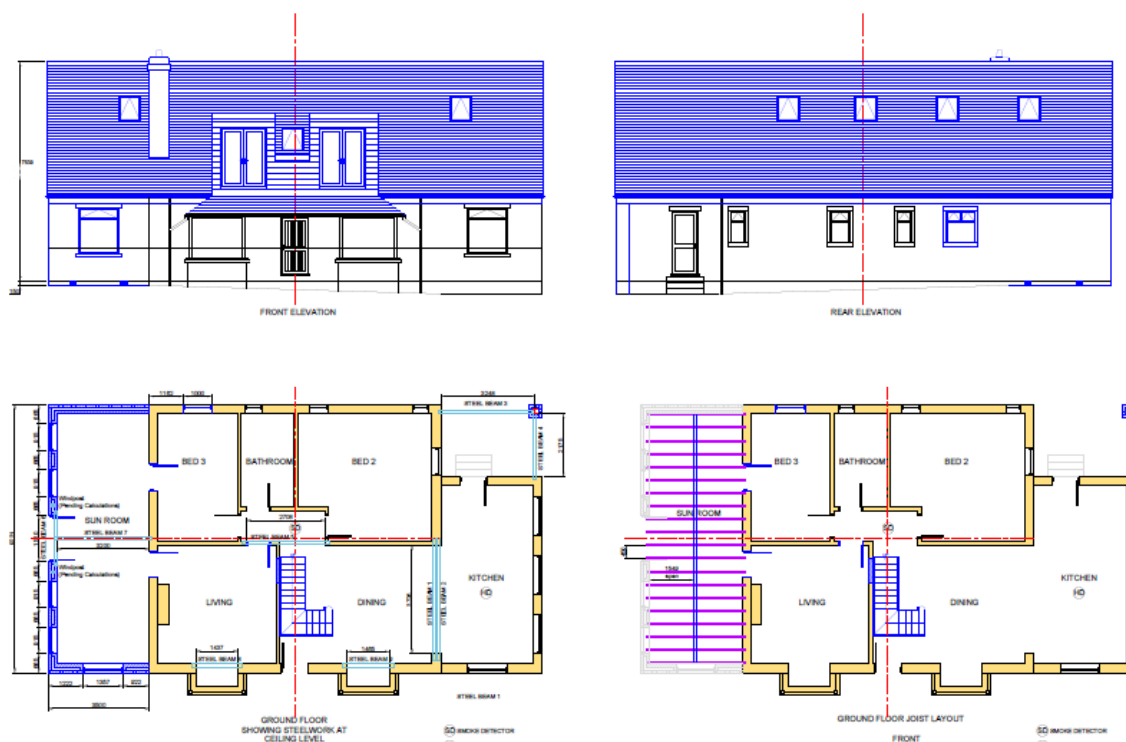
The applicant has confirmed that the works to 2017/1048 have commenced on site. 'After approval of the planning application 2017/1048 and to implement it, I confirm that the first extension was built June/July 2018. However due to the pandemic works halted so second extension was built during 2021. Building control was involved at all stages of the builds.'

Proposed Development

The proposal involves the erection of 2 side extensions measuring 3.5m by 9.2m and 3.3m by 9.2m (including the overhanging roof). The alterations also include the raising roof height by 1.3m from 6.2m in height to 7.5m and the change from a hipped roof to a pitched roof. The proposals also include the addition of a first floor front dormers. These works would allow the conversion of the loft space to additional living accommodation and the inclusion of rooflights and a dormers.

The changes proposed include an overall increase in height by 0.3m, altering the gable from the frontage to the sides and change to the frontage from a balcony/veranda to dormer windows.

The proposed materials to be used in connection with the development is stone to the sides to match the existing and a natural slate roof.



Policy Context

NPPE

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Local Plan

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022.

The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

The following policies are of relevance to this proposal:-

Policy SD1 Presumption in favour of Sustainable Development

Policy GD1 General Development

Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt

Supplementary Planning Document

House Extensions

Consultations

PROW Officer – No objection subject to informative

Hunshelf Parish Council - No objections

Representations

None

Assessment

Principle of development

As the property is set within the Green Belt policy GB2 of the Local Plan would apply.

Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt: Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:

Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.

Floor Area Calculations

Original dwelling

10 x 9 = 90sqm

3sqm bay windows

Total area = 93sqm

Existing Garage

$6 \times 4 = 24\text{sqm}$

Proposed Side extensions

$3.5 \times 9.2 = 32.2\text{sqm}$

$3.3 \times 9.2 = 30.3\text{sqm}$

Proposed Front bay windows

$1 \times 3 \times 2 = 6\text{sqm}$

(Rooms within roof spaces not included)

Total extensions (Previous and proposed) = 92.5sqm

The proposal includes the raising of the roof to provide accommodation within the roofspace. This is not counted as part of the floor area calculations, therefore the extensions do not increase the floor area of the dwelling to over 100% of the original floor area and are acceptable in principle. Permitted development rights should be removed to ensure that no further extensions/outbuildings can be constructed without planning permission.

Visual Amenity

Due to the site being situated within the Green Belt, it is considered that the main issue is the proposal and its impact upon the openness and visual amenity of the Green Belt.

The works to the dwelling are extensive in that the roof of the property is to be raised and its appearance changed from a hipped roof to a pitched roof. The changes proposed include an overall increase in height by 0.3m, altering the gable from the frontage to the sides and change to the frontage from a balcony/veranda to dormer windows.

The property is fairly well screened along each boundary and the changes, whilst it will result in a completely different design of dwelling, the height of the roof is only to be raised by 0.3m and will not appear significantly larger than the existing dwelling. This small increase in height, together with the properties inconspicuous location would result in a very minimal impact upon the openness of the Green Belt in compliance with policy GB2 of the Local Plan.

The design put forward, whilst acknowledged is a significant change is considered to be acceptable as this is a detached dwelling set on its own and not set within a rigid street scene. The proposal is considered to be acceptable in terms of visual amenity and design in accordance with policy GB2.

Residential Amenity

The property is set within a large plot and is isolated from other properties. The closest dwellings are on Roughbitchworth Lane some 170m away and will not be significantly affected by the proposals.

Impact on PROW

A Public Footpath (Oxspring 19) runs approximately 25m to the South of the proposed development site. The PROW Officer has been consulted and has no objections to the proposal subject to an informative to ensure safe public access on the right of way remains available at all times, with no obstruction of or encroachment onto the width of the path and no building debris, storage of materials or parked vehicles limiting access at any time.

Recommendation

Grant subject to conditions