# Householder Proforma

**Application Ref:** 2022/0268 **Address:** Flight Hill Cottage, Flight Hill, Dunford Bridge, HD9 2TE







**Neighbour Representations:** Due to the location, a site notice was posted. No objections have been raised as a result.

**Property Description:** The property is a traditional large 2 storey stone-built building which was converted into a dwelling in the early eighties. The property is designed with a pitched roof located within the heart of the Green Belt, on Flight Hill. The property is stand alone surrounded by open fields, set back from the road and accessed from a long driveway. The property has existing extensions to the rear by way of a single storey rear extension projecting 11m and a small porch providing access to the property. The site also has an existing large outbuilding measuring approximately 43sqm. The site is bound by low rise dry-stone walls with privacy gained from hedges and vegetation.

**Proposed:** The proposal is for a detached double garage built in coursed stone with an attached green oak canopy for the storage of wood. The garage will measure 6.6m x 6.6m with the canopy to the side projecting a further 1.5m. The garage will have a pitched roof over the whole structure leading to a lean-to providing the canopy. The roof will be at the same angle as the existing property and will have stone tiles. The garage will measure 5.3m in total height and 2.74m to the eaves, the log store will be located directly adjacent to the house, 3 velux windows will provide addition light on the Northeast slope of the roof and the gable whilst the double garage door will face out of the site, in the direction of the road. The plans show the potential for solar panels on the southwest roof slope although these do not form part of this planning application.

**Consultations:**

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Highways – No objections

Dunford Bridge Parish Council – No comments

**Local Plan Designation:** Green Belt

**Conservation Area:** No

**Relevant History:** B/83/0341/PR COU of vacant building to dwelling

B/87/0439/PR Extension to cottage and erection of private garage.

**Acceptable in Principle:**

**Acceptable in Principle:** In principle extensions to dwellings within the green belt are acceptable as long as they do not exceed the 100% green belt limit. The proposed garage will result in exceeding the 100% green belt limit by 7% and this is assessed in more detail within the following assessment.

| **Side Extension:** | No |
|---|---|
| Single Storey | |
| 1. set back | |
| Two Storey / First Floor | |
| 2. set back / set down (500mm minimum) | |
| 3. less than 2/3 the width of the original dwelling | |
| All | |
| 4. roof design corresponds to existing | |
| 5. windows / doors of a similar design / proportion | |
| 6. habitable room windows on the side elevation | |
| 7. materials to match | |
| 8. neighbouring property extended to side or windows? | |
| 9. Any change to parking or access? | |

**Rear Extension:**

| | No |
|---|---|
| Single Storey | |
| 1. terraced property and less than 3.5m (projection to rear)? | |
| 2. semi-detached and less than 4m? | |

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| | |
|---|---|
| 3. if more than 3m are the eaves more than 2.5m in height? | |
| Two Storey | |
| 4. terraced property and less than 2.5m (projection to the rear)? | |
| 5. semi-detached and less than 3.5m? | |
| All | |
| 6. materials to match | |
| 7. roof design compliments / ties in well | |
| 8. habitable room windows on the side elevation? | |
| 9. distance to rear boundary (shared with another residential property) 10m or more? | |

**Front Extension:**

| | No |
|---|---|
| 1. single storey? | |
| 2. small projection? (confirm measurement) | |
| 3. roof design corresponds to existing | |
| 4. windows / doors of a similar design / proportion | |
| 5. materials to match | |

Dormer Extension

| | No |
|---|---|
| 1. Pitched roof dormer on principle roof slope? | |
| 2. Flat roof dormer on rear roof slope? | |
| 3. Dormers in street scene & similar style? | |
| 4. Set below roof ridge? | |
| 5. Set in [ideally 0.5m] from both the eaves and gable edge? | |
| 6. Set in 0.5m from party walls? | |

Garage / Outbuilding*

| | Yes, detached double garage |
|---|---|
| 6. single storey? | Yes |
| 7. height to eaves 2.5m or less? | No the eaves height is 2.74m which is higher than usually acceptable, therefore the design off the proposal needs to be assessed. Although the eaves are slightly higher than what is usually acceptable, given the location of the proposal and the |

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| | |
|---|---|
| | overall hight of the garage, the eaves are proportionate and will not look out of place within this setting. Furthermore, due to the location there is no neighbouring residential amenity to consider given the distance to the neighbours. |
| 8. sympathetic design and materials to main dwelling? | Yes, traditional coursed stone, to match the existing, and the green oak canopy to the side of the garage is traditional in style and will integrate within the surroundings. |
| 9. If room in the roof space, is it storage only? | No rooms in the roof space proposed |

*granny annexes shouldn't be on this form

**Green Belt:**

| | Measurements |
|---|---|
| 1. Original dwelling | 174.15sqm |
| 2. proposed extensions | 43.56sqm |
| 3. any existing extensions<br>(the lean-to extension may not be modern but included it in here just in case) | 144.23sqm |
| 4. total extensions (including proposed) | 187.89sqm 107.83% |

**Conclusion:**

The proposed canopy due to its open nature will not be calculated as floor space. In principle extensions to dwellings within the green belt are acceptable if they do not exceed the 100% green belt limit. The proposed garage will result in exceeding the 100% green belt limit to 107% and therefore exceeds the 100% rule. However, each proposal is taken on its own merits and this application is no exception. The property has not had permitted development rights removed therefore in principle they could build a large, detached outbuilding without the benefit of planning permission and design considerations within this location. This potentially may not enhance the visual amenity of the area and could have the ability to be more detrimental to the green belt. The proposed garage design has been carefully considered and will provide the space for vehicles and garden equipment as required and will fit in well with the character of the property. The garage will also be set back a good distance from the road and is close enough to the original property to be seen in association with it, but would still be subservient to it, thereby it won't appear as an overly dominant feature. After careful consideration, when viewed within this location with what could potentially be built under permitted development, in this instance the small footprint increase over 100% is acceptable, providing permitted development rights are removed from the property.

**Recommendation:** Grant subject to conditions