

DESIGN ACCESS & HERITAGE STATEMENT

The Dunes, Moorside Road, Tottington, BL8 3HW

Proposed development with the Green Belt

The Dunes, Moorside Road, Tottington, is a large detached dwelling located within the Green Belt where Government policy in the Framework identifies development that would not be inappropriate. The extension or alteration of a building is not inappropriate provided that it does not result in disproportionate additions over and above the size of the original building.

The area surrounding the applicant's property is open in nature characterised by a mixed set of properties varying in size and design to the east of the applicant's property. It is fair to say the application site benefits from a large substantial plot.

Planning History

Two Storey Rear Extension with roof terrace, dormer & extension at side

42443/04 23.04.2004 Approved

1ST FLOOR CONSERVATORY AT REAR ON EXISTING BALCONY AREA

48663 12/09/2007 Approved

The Proposal

The applicant would like an Orangery, this is proposed to be positioned to the rear (west) of the property, to the side of the existing extension.

Design

The proposed Orangery will be a modest size in comparison to the original property and plot. It will extend from the rear house wall by 5.2m and is 3.3m in width, the eaves and ridge height are also modest. The proposed does not project beyond the existing rear extension.

The proposed Orangery will have rendered pillars to match the existing property, and the window and door frames are to be anthracite grey aluminium. The Orangery roof will be flat with a glass lantern.

Green Belt

The original dwelling, which comprises the original building in the terms of the Framework, has been enlarged by any previous extensions.

We do not have access to all the original plans, and we have ordered what the LA have on file, but these are slightly vague as there may be some missing files from historical applications.

The existing volume of the property including the roof area stands at 602m³. The existing approved extensions are approx. 219m³. The proposed Orangery has a volume of 50m³.

With the proposed addition this would result in a cumulative increase in the volume of the original building by 44%.

The Framework places no specific threshold on any increase in size. In these circumstances considering whether there would be disproportionate enlargement must be a matter of judgement.

Due to the position and size of the proposed Orangery we feel the development would not result in an unduly sprawling appearance. The wider impact on the character of the countryside is limited due to the secluded nature of the site and location of the proposed.

In these circumstances, we consider that the proposed Orangery would not result in disproportionate addition to the original dwelling. We therefore consider that the proposal would not comprise inappropriate development in the Green Belt.

ACCESS

During installation, the access and materials will be from the main drive. The proposed Orangery will be set at the same level of the property.

Volume Calculations

Original build

602m³

Existing extensions (historic applications)

219m³

Proposed Orangery

50m³

Proposed increase is approx. 44% of the original building.