



Green Belt Report

I20 Railway Street, Summerseat, BL9 5QD

Author
Date

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SKY | architecture,
design & consulting

Executive Summary

SKY Design & Consulting Limited have been appointed as project agents by Lucia Cronin to undertake all architectural works and application management of a proposed ground floor roof replacement and dormer extension to their residential dwelling, located at 120 Railway Street, Summerseat. This document is to supplement the planning application and provide support and context to the proposed development located within the Green Belt.

Location

The site address is 120 Railway Street, Summerseat, BL9 5QD.

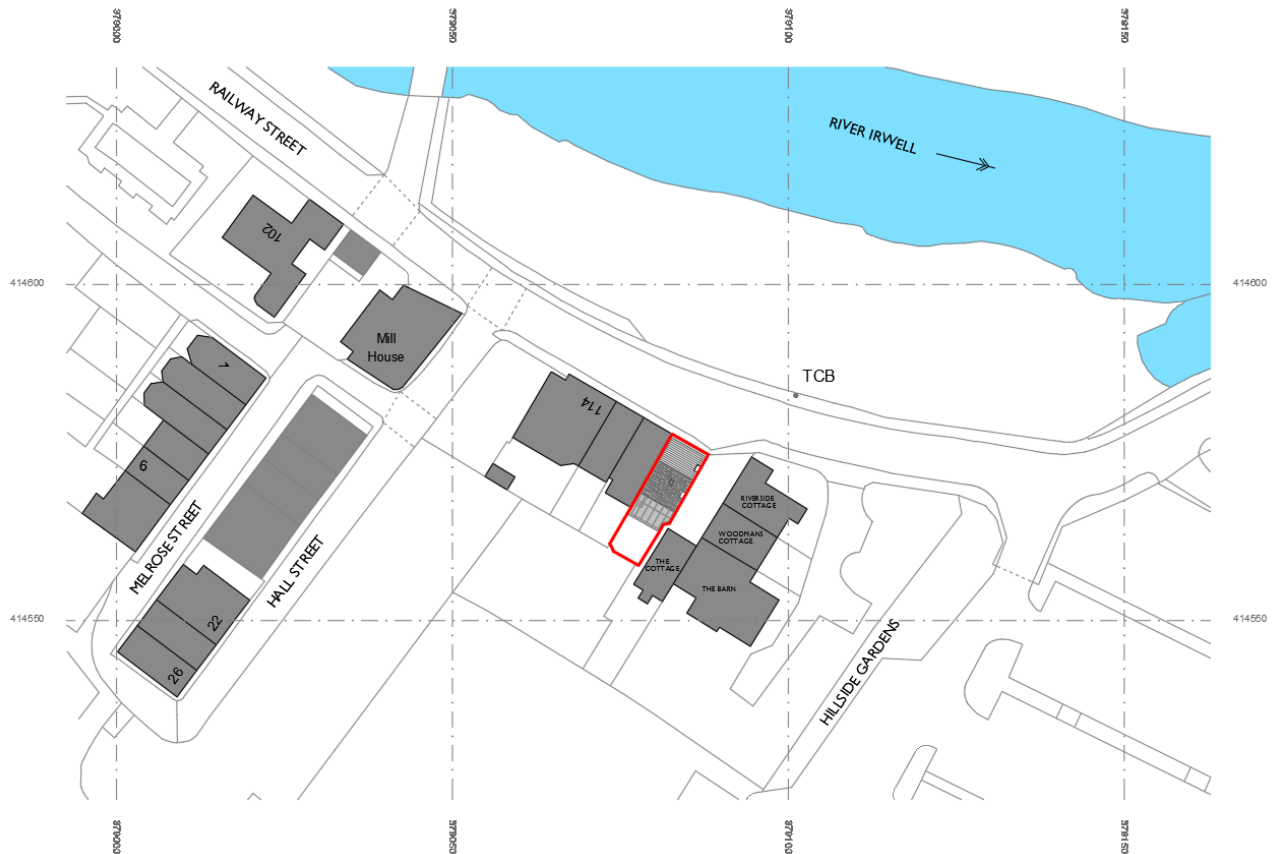


Figure 1 | Location Plan – site edged red | not to scale

The site is located inside the Green Belt boundary, fronting on to Railway Street along the northern boundary with agricultural land to the rear southern boundary.

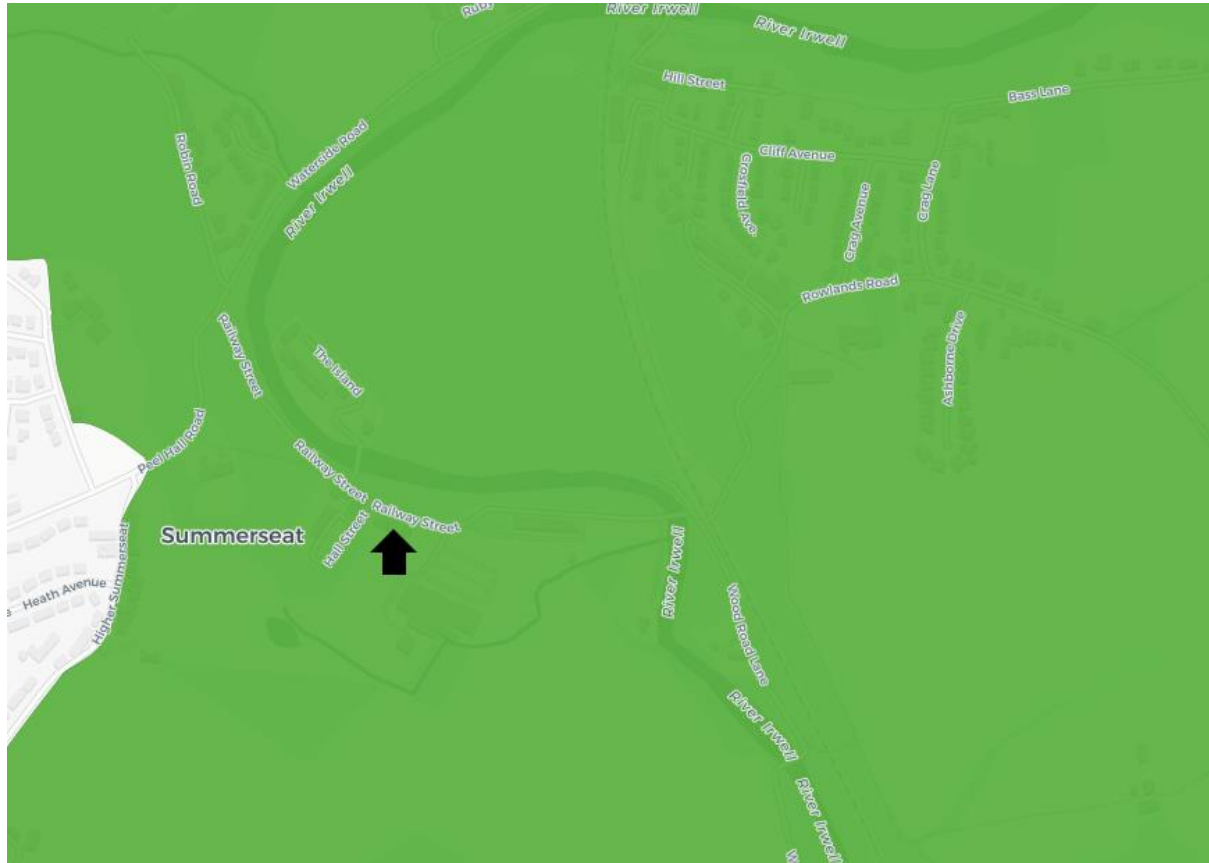


Figure 2 | Green Belt Boundary – black arrow denotes site | not to scale

Existing

The building is an end-terrace period property, with natural stone finish to all façades and grey slate roof tiled finish.

There is a splayed wall accommodated within a previously constructed single storey extension to allow pedestrian access and right of way to neighbouring dwellings. the recess of the rear elevation, resulting in awkward roof junctions. The existing ground floor extension comprises reconstituted stone façade, with double glazed window and door sets and Perspex finished roof.



Figure 3 | Front Elevation



Figure 4 | Rear Elevation



Figure 5 | Part-rear Elevation – splayed wall and neighbour access



Figure 6 | Side Elevation

Proposed

The proposed development comprises of 2No separate elements:

- Removal of existing Perspex roof over existing ground floor extension to be replaced with new flat roof construction within the footprint of the existing structure
- Dormer construction to serve existing attic space

The existing Perspex roof will be removed with new external cavity wall construction will be built-up to necessary height with reconstituted stone façade. A new flat roof construction with traditional glazed lantern installed over the existing extension footprint.

The proposed dormer construction will be faced with vertical hanging slate tiles.

All fascias and rainwater goods will be black uPVC to match existing.

The proposed windows and doors to the rear elevation to have anthracite coloured frames.

The proposed window to the side elevation will be a white framed uPVC fitting with obscure glazed pane.

Volume Calculations

The volume calculations provide reassurance that the proposed works within this application are not disproportionate compared with the existing dwelling:

Original dwelling (excl. existing extension) =	279.7m ³
Existing dwelling (incl. existing extension) =	322.9m ³
Existing extension volume (with Perspex roof) =	43.2m ³
Existing extension volume (with new flat roof) =	43.3m ³ (increase of 0.1 m ³)
Proposed dormer volume =	13.7m ³

Therefore, when considering the original dwelling prior to the previous ground floor extension, the property (including the proposal within this submission) has increased in volume by 57m³.

Increase in volume =	57m ³ / 20.4%
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Development Context

There have been significant developments in the immediate vicinity, despite being located within the Green Belt.

Whilst the residential development in question commenced some time ago, it only completed in recent past, and it is suggested that the nature and scale of said construction was certainly more detrimental and have a larger impact upon the openness of the Green Belt compared to the proposals outlined in this application.



Figure 7 | Local Development Site | not to scale

Source – Google Maps

Figure 7 highlights the scale of the recently completed residential development site in comparison to the application site.

Justification Summary

It is proposed that the intended development can be justified despite Green Belt restrictions for the following reasons:

1. All proposed works are located to the rear of the dwelling and will not be visible from Railway Street, subsequently negating any adverse effect on the existing street scene.
2. The scale of the development will not have an impact on the openness of the Green Belt.
3. The proposed works are negligible in scale in comparison to the construction works being carried out in the local area.
4. The design is in keeping with the existing rear façade.
5. All materials will match the existing dwelling in colour and type.
6. Both ground floor roof works and second floor dormer construction sit within the existing dwelling footprint

Additional Justification Following Refusal

The main reason for the refusal within the decision notice states: *'The proposed dormer, by reason of its size and design, would be a prominent and intrusive feature in the street scene and would therefore, be seriously detrimental to the visual amenities of the area'*.

Please see below further justification to support the revision re-submitted scheme:

7. The revised dormer arrangement has been reduced in scale and massing.
8. The rear of the application site is surrounded by agricultural land and sits within Green Belt land. As such, the proposed dormer would not overlook any future development, and by virtue, not be deemed 'detrimental to the visual amenities of the area' as it would not be seen by anyone or anything other than farm animals.
9. There is a very acute gap through the communal access where any development to the rear of the application property would be visible from Railway Street – see below image *'Application Site - view from Railway Street'*.

The revised footprint of the proposed dormer is now been stepped in from side and rear elevations eaves/verges by a minimum of 900mm and the structure would not now be visible from this aspect. The decision notice stated that the original dormer scheme was a *'prominent and intrusive feature in the street scene'*, however this cannot now be considered the case as no element of the dormer would be seen.

Further, the trees that you can see in this image offer around 8 months worth of natural screening when in bloom, therefore reducing any perceived visual impact.



Application Site - view from Railway Street

10. There are dormer constructions within the local vicinity, and whilst they are of similar design, they are more dominant and cause significantly more visual impact. Precedent has been set with this development and it is proposed that the subservient nature of the revised scheme within this re-submission is deemed acceptable.