

Green Belt Justification

Double Storey Extension and dormers. House is to be split from 21 Rowlands Road at
23 Rowlands Road, Summerseat

on behalf of :

Peter O’Gorman

February 2026

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1. Introduction

1.1 This Green Belt Justification Statement has been produced to support an application for a Double Storey Extension and dormers. House is to be split from 21 Rowlands Road (“the Application Proposals”) for Peter O’Gorman (“the Applicant”) who lives at 23 Rowlands Road, Summerseat.

1.2 This Statement has been prepared by Zach Thorp of Thorp Design Services.

1.3 This Statement has been prepared pursuant to s.62 of the Town and Country Planning Act 1990 (as amended) and Article 4C of the General Development Procedure Order 1995 (as amended), as informed by Circular 01/2006 and CABE Guidance issued in 2006.

2. The Application Proposal

2.1 The Application Proposals are Shown in more detail on the drawings.; they include construction of a ground floor rear extension with balcony above along with a single storey front to compromise of additional living space.

2.2 The size of the original property is 389m³

2.3 The size of the existing extensions are 0m³

2.4 The size to be removed in proposal is 21m³

2.5 The proposal is 562m³.

3. National, regional and local planning policy National Planning Policy

3.1 National Planning Policy Framework . chapter 13 of the NPPF regards the construction of new buildings in the Green Belt as inappropriate development. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) provision for appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport and recreation;
- c) extension or alteration of a building providing it does not result in disproportionate additions over and above the size of the original building;
- d) replacement of a building, providing 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 community needs under policies set out in the development plan (including policies for rural exceptions 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 with in the area of the local planning authority.

4. The Applicant's case and Green Belt Justification

4.1 The Application Proposals included existing extensions increase the % size of to 44% larger than the original property size.

4.2 The property sits within an existing ribbon where houses have been extended over their normal size within green belt rules. Rowlands road has approx. 17 properties some of which have been extended hugely over the recent decade.

4.3 The extension will infill a to the side of the existing property and be away from the rear boundary. The 720mm ridge raise will soften the difference between the existing dormered bungalow height and the gabled detached house next door.

4.4 The extension works will be constructed out of similar materials to match to the existing with render and eco scape cladding to be installed.

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5. Summary and Conclusion

5.1 The Application Proposals respect relevant national and local planning policies. In terms of design, they reflect the very best, and it causes no harm.

5.2 Planning permission should therefore be granted, subject to appropriate conditions