

Planning Statement and Green Belt Justification

**Adaptations to and construction of a single storey rear extension at
Baxter Head Farm, Affetside**

on behalf of

Mr and Mrs Jefferson

June 2022

Thorp Design Services

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1. Introduction

1.1 This Planning and Green Belt Justification Statement has been produced to support an application for planning permission for the construction of a proposed atrium extension and alterations along with proposed granny annex above garage for Mr and Mrs Jefferson who live at Baxter Head Farm, Affetside

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 comprise adaptations to the existing conservatory to an extension.

2.2 The volume of the existing property is 3305.9m³

2.3 The volume of the existing extensions are 582m³

2.4 The property proposal has a volume of 3328.9m³.

2.5 Difference between existing volume and proposed is 23m³

2.2 The volume of the existing garage is 179m³

2.3 The volume of the existing extensions are 0m³

2.4 The property proposal has a volume of 259.1m³.

2.5 Difference between existing volume and proposed is 80.1m³

3. National, regional and local planning policy

National Planning Policy

3.1 National Planning Policy Framework . Paragraph 145 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 within the area of the local planning authority.

3.2 The application falls under exception c).. Please see below volumes:

- Volume of existing house - 3305.9m²
- Volume of proposed extension - 3328.9m²

4. The Applicant's case and Green Belt Justification

4.1 The Application Proposals are not inappropriate development.

4.2 In any event, it is clear that the Application Proposals will not impact on the purpose of the green belt, as set out in the Core Strategy.

4.3 The entrance alterations will be constructed out of materials which will enhance the existing. Due to the scale of the property the Garage extension under the authors opinion to be the correct proportions and as such will not be detrimental to the green belt.

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.