

Greenbelt statement

Further to your letter attached please find below response:

I refer back to the previous delegated report for the application ref: 68876 as follows:

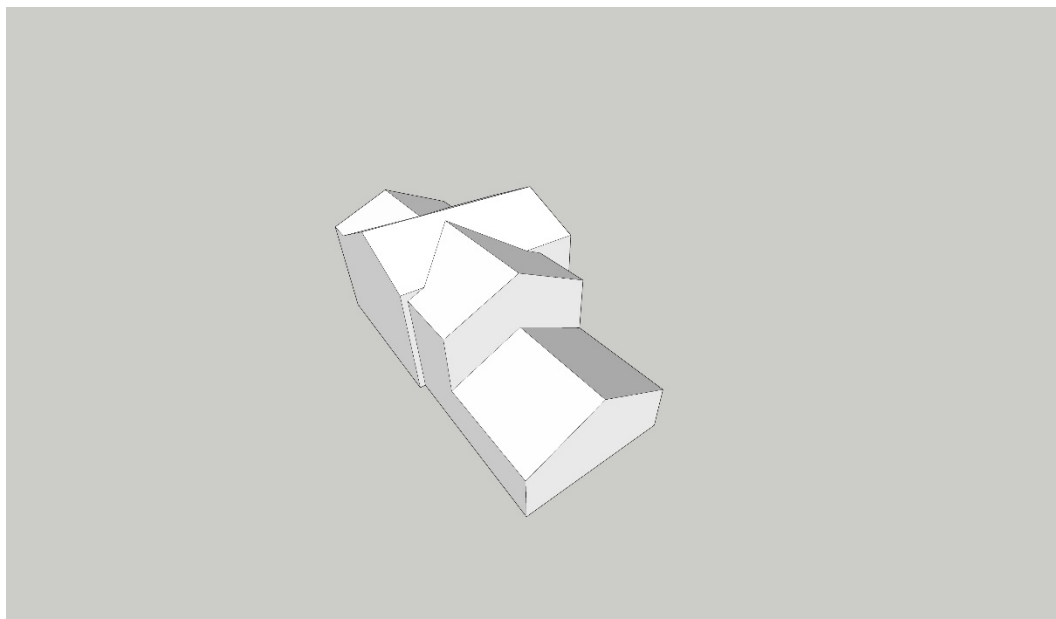
Green Belt - The proposed increase in the height of the garage roof and additional dormer would constitute approximately 8% of the volume of the house as previously extended approved. The approved extensions in 2016 constituted 34% over the original house. Whilst it would increase the roof height by just over 2m, it would remain lower than the main ridge of the house and appear subservient. The proposed additional volume would not be so significant as to warrant refusal or constitute a serious detriment to the character and openness of the Green Belt. As such the proposal is acceptable and complies with the NPPF and UDP Green Belt Policy.

Visual amenity - The proposed change to the garage roof are not considered to be significant in terms of the overall design and massing of the house. The proposed finishing materials, stone and slate, would not change. In terms of visual amenity the proposal is considered to be acceptable complies with UDP Policy regarding extensions and alterations with the Green Belt and Special Landscape Area.

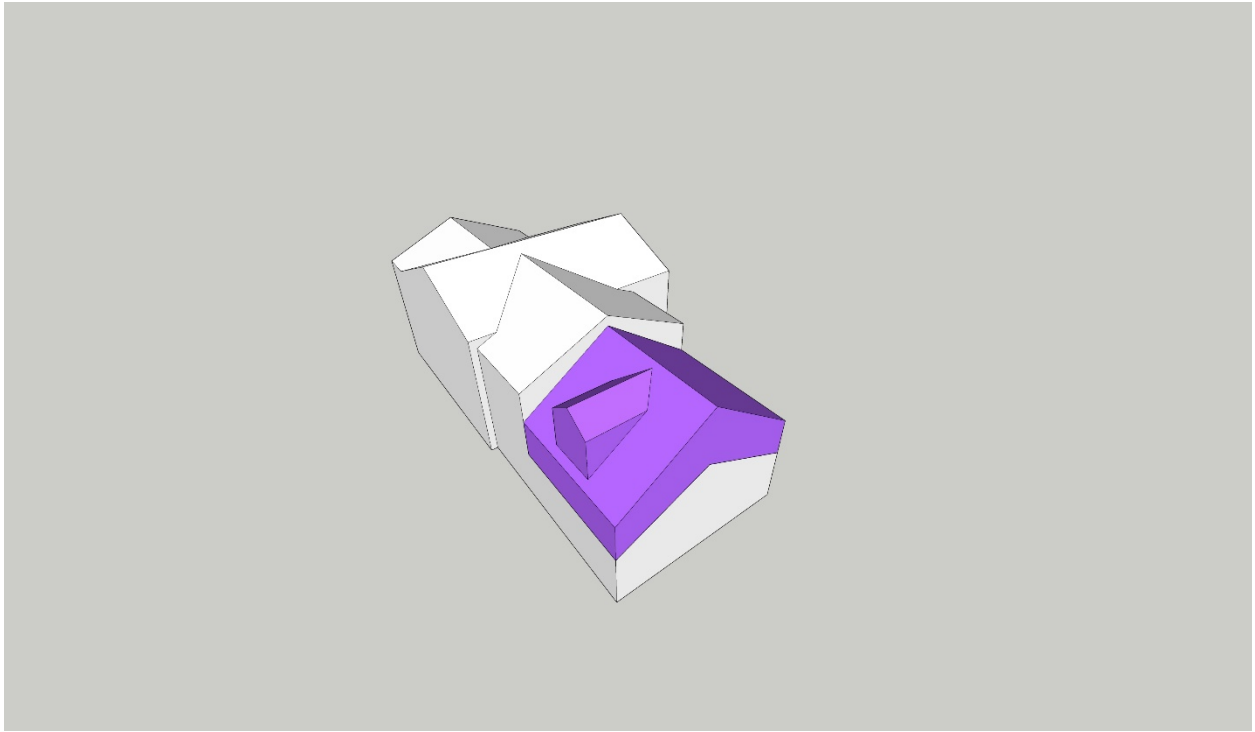
The submitted proposal reflects the items stated above in that the design and materials remain subservient to the existing house. To assist with illustrating this, I attached a massing model which illustrates, existing, previous approved scheme and proposed scheme. We have calculated that the new scheme will be increased by approximately 2% from the previous approval. The proposed ridge and eaves are positioned is set lower than the existing. The new scheme removes the dormer element and allows a better use of internal space.

The site is set within a cluster of existing buildings and it is our view that the small increase in volume will have a very low impact on the openness of the greenbelt.

Existing:



Previous scheme



Current scheme:

