

PLANNING STATEMENT

Cobhambury Barn, Cobhambury Road, Cobham

Gravesham Borough Council

PLANNING STATEMENT

Erection of a single storey extension to the existing lawful dwelling.

Cobhambury Barn, Cobhambury Road, Cobham DA12 3BT

Mr & Mrs Montila

December 2022

YOUR REF:

OUR REF: M21/1107.RPT.03

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Introduction

Section 1

- 1.1 This Planning Statement has been prepared by **Tetlow King Planning** on behalf of Mr & Mrs Montila (hereafter '**the applicants**') to accompany the planning application for a single store extension to the existing lawful dwelling at Cobhambury Barn, Cobham Road (hereafter '**the application site**').
- 1.2 This Planning Statement is submitted pursuant to Article 8 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and should be read in conjunction with the submitted application forms, certificates, and plans.
- 1.3 This statement provides the background to the proposal, together with a description of the site and surroundings. The statement demonstrates the planning merits of the proposals, having regard to relevant National and Local Planning Policy and other important material considerations upon which it is considered this application should be determined.
- 1.4 This application has been prepared in accordance with Gravesham Borough Council's validation requirements, accompanying this Planning Statement are the following documents:
- Planning Application forms and ownership certificates;
 - Site/location Plan – incorporated in drawing number 221028-E-001 ;
 - Existing Plans and Elevations - drawing number 221028-E-001; and
 - Proposed Plans and Elevations - drawing number 221028-P-001 Rev a
- 1.5 This planning statement is set out as follows:
- Section 2 sets out the context of the site and its surroundings;
 - Section 3 sets out the details of the proposals;
 - Section 4 sets out the planning policy context and explores other material considerations;
 - Section 5 sets out the planning considerations for the application cross referencing the proposals against the planning policy context and other material considerations; and

- Section 6 provides a summary and concludes that the proposals are supported by planning policy, therefore justifying the application should be approved.

Site & Surroundings

Section 2

The Site and Surroundings

- 2.1 Cobhambury Barn is located on the east side of Cobhambury Road. Cobhambury Barn is accessed via along drive which also serves Cobhambury Farmhouse. There is also a further access to the south which serves the commercial storage area located to the east.
- 2.2 Cobhambury Barn is a historic farm cluster adjacent to the settlement boundary of the village of Cobham, approx. 5 miles south of Gravesend. The farm lies within the Conservation Area although the proposed site for development falls outside the Conservation Area boundary.
- 2.3 The landscape immediately around Cobhambury Barn comprises commercial orchards to the west with the characteristic pattern of large arable fields and woodland to the east and south. The site enjoys panoramic views eastwards over fields and woodland, but is contained to the south, west and north by vegetation.
- 2.4 The village of Cobham is located in the north-west part of the Kent Downs Area of Outstanding Natural Beauty (AONB). The West Kent Downs landscape is typically characterised by deciduous woodland surrounding large arable fields, thick deciduous shaws and hedgerows, village settlements contained by woodland and a network of small country lanes.

Sites policy context

- 2.5 The application site is located outside of the defined rural settlement boundary of Cobham; immediately abutting the edge of the Cobham Conservation Area; within the Green Belt; and within the AONB (See figure 1).



Figure 1: Gravesham Policy Map

- 2.6 In terms of heritage assets, Historic England mapping identifies the following designated heritage assets within the immediate (see figure 2), the finer details of the types of those heritage assets are listed in table 1.

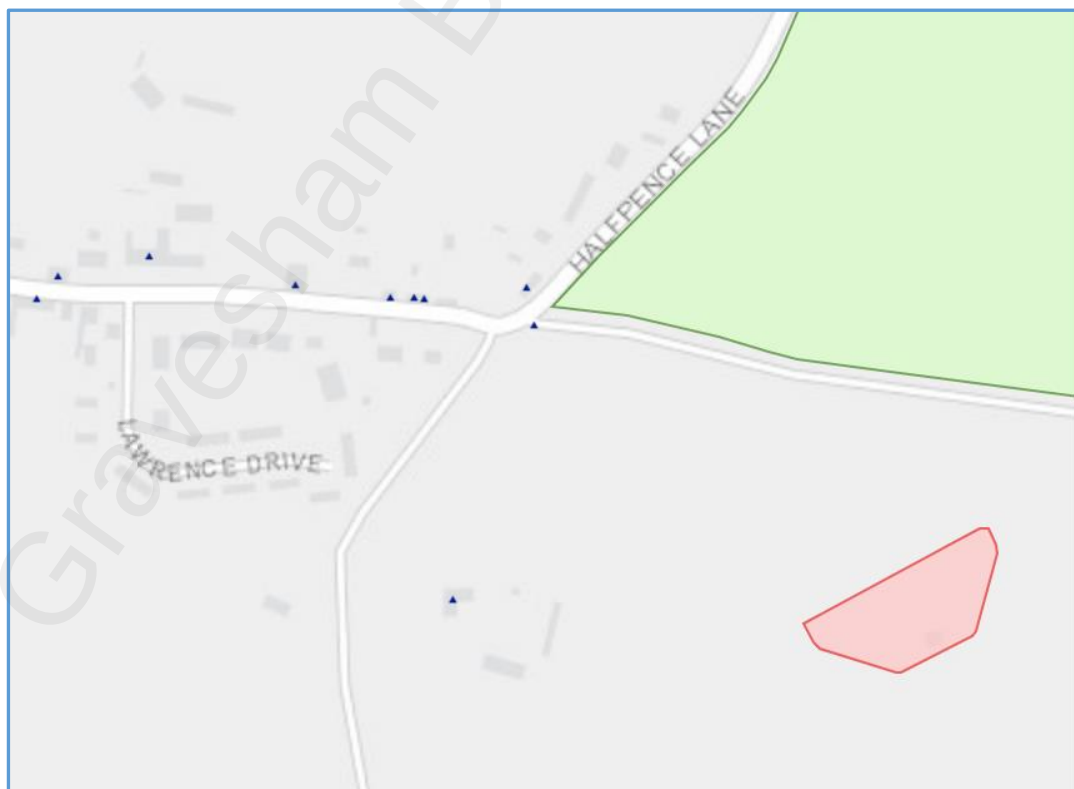


Figure 2: Historic England Map

Heritage Asset Type	Address	Designation
Scheduled Monument	World War II Heavy Anti-aircraft gun site	
Historic Park & Garden	Cobham Hall	Grade II*
Listed Building	Cobhambury House	Grade II
Listed Building	Cobham War Memorial	Grade II
Listed Building	Dovecote at Lodge Farm	Grade II
Listed Building	The Dairy, Cobham Hall	Grade II*
Listed Building	Rose Cottage	Grade II
Listed Building	Forge Cottages	Grade II
Listed Building	Mill Farmhouse	Grade II
Listed Building	The Ship Inn	Grade II

Table 1 – List of asset types

Planning History

- 2.7 An assessment of the planning history available on the Council's website has been undertaken. The website shows the sites planning history, some older applications are likely to be less relevant given the changes in planning policy over time but could still be a material consideration.
- 2.8 The most relevant are set out in the table below: (Table 2)

Reference	Description	Decision
20220511	Erection of an extension to existing lawful dwelling together with a new self-contained link attached dwelling.	Refused
20180257	Application for a Lawful Development Certificate in respect of the continued use of part of the outbuilding as a three-bedroom residential dwelling and retention of the extension to the western elevation to the outbuilding.	Certificate Granted
20180268	Application for a Lawful Development Certificate in respect of the retention of the swimming pool.	Certificate Granted
20180269	Application for a Lawful Development Certificate in respect of the retention of a single storey side extension.	Application Withdrawn
20180270	Application for a Lawful Development Certificate in respect of the continued use of land east of the outbuilding as B8 (storage and distribution).	Certificate Granted
20180578	Retention of the single storey side extension to the main dwellinghouse and infill extension to the existing outbuilding.	Application Permitted
19970562	**AMENDED APPLICATION/ REVISED DESCRIPTION** Partial demolition of barn and its conversion and part rebuilding into a six-bedroom dwelling; conversion and part rebuilding of	Application Permitted

	outbuildings to form garaging, gymnasium/sauna room, games room, store and 3 no. stables, involving demolition of 'Atcost' barn building; laying out of associated manoeuvring area and retention of portacabins during construction works.	
19970519	**AMENDED APPLICATION/ REVISED DESCRIPTION** Conversion and part rebuilding of barn into a six-bedroom dwelling; conversion and part rebuilding of outbuildings to form garaging, gymnasium/sauna room, games room, store and 3 no. stables, involving demolition of 'Atcost' barn building; laying out of associated manoeuvring area and retention of portacabins during construction works.	Application Refused
19750436	Removal of agricultural restriction.	Application Refused

Table 2 – Application history

Development Proposals

Section 3

Built Development

- 3.1 Full planning permission is sought for an extension to the existing lawful dwelling.
- 3.2 The proposal seeks a modest single storey extension that will harmonise with the existing dwelling providing much needed additional accommodation.

Layout and Appearance

- 3.3 The extension has been specifically designed to match and harmonise with the appearance of the existing dwelling/building. The single storey extension will comprise a pitched roof with gable end. Materials will match with the existing dwelling which are currently slate, weatherboarding and brick.
- 3.4 The modest extension would be located to the north eastern corner providing additional accommodation from the living space with two sets of double doors leading out to the garden area.

Scale

- 3.5 The proposed extension would be 5.7 metres in width x 6 metres in depth to the same height to the pitch as the existing building.

Landscape

- 3.6 The land surrounding the site comprises commercial orchards to the west with the characteristic pattern of large arable fields and woodland to the east and south. The site enjoys panoramic views eastwards over fields and woodland, but is contained to the south, west and north by vegetation.
- 3.7 The extension is modest in size, this coupled with its location ensures that the proposal would not impact on the landscape.

Access

- 3.8 Access to the site will be from the existing access off Cobhambury Road. The existing access drive currently divides, with a northern access serving Cobhambury Farmhouse and Cobhambury Barn.

3.9 The proposals will not alter the current access arrangements.

Planning Policy Framework

Section 4

Introduction

- 4.1 Statutory guidance and Development Plan policies have been important considerations in the preparation of the proposal and details of the relevant guidance against which the application is to be considered are set out below. The implications of these policies and other material considerations are addressed in Section 5 of this statement which set out the planning case.

Development Plan Policy

- 4.2 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 an application should be determined in accordance with the development Plan unless material considerations indicate otherwise.

The current development Plan for the administrative area comprises the Gravesham Local Plan Core Strategy (2014) and Saved Policies of the Gravesham Local Plan First Review (2014). Other material considerations include Supplementary Planning and Planning Practice Guidance (PPG).

Gravesham Local Plan Core Strategy (2014)

- 4.3 The Local Plan Core Strategy (hereafter LPCS) was adopted in 2014 and sets out the Council's strategic policies and proposals for the development and use of land within the Borough up to the period of March 2028.
- 4.4 The following policies are considered to be relevant in the context of this proposal and are considered in further detail in section 5 of this statement:
- *Policy CS01 - Sustainable Development* - This policy merely reaffirms the application of the approach to sustainable development as set out in the Framework.
 - *Policy CS10 Physical and Social Infrastructure* – This policy states that the Council will support proposals that protect, retain, or enhance existing physical and social infrastructure or that lead to the creation of additional infrastructure that improves the well-being of the community. Where there is threat of loss of existing infrastructure, consideration will be given to the viability and whether sufficient

alternative provision is available. Additionally, all new development is expected to make the most efficient use of new and existing infrastructure.

- *Policy CS11 Transport* – refers to the potential impact on highways and the public transport network, caused by new developments and the importance of mitigating that impact using appropriate measures. It recognises the importance of providing sufficient parking in accordance with adopted parking standards. It also explains how the Council will support proposals which improve public transport provision and lead to improvements in walking and cycling facilities.
- *Policy CS12 Green Infrastructure* - states there will be no loss of biodiversity in the Borough, with emphasis being given to designated sites.
- *Policy CS14 Housing Type and Size* - indicates that the Council will protect the mix of housing in the existing housing stock, while new housing is expected to provide a range of dwelling types, taking into account the existing character and local need of an area, in order to secure sustainable and balance communities.
- *Policy CS18 Climate Change* - sets out a number of issues and procedures that developments need to address and confirm in order to reduce the impacts of climate change. The Council will require the use of Sustainable Urban Drainage Systems on all developments where technically and financially feasible.
- *Policy CS19 Development and Design Principles* - states that new development will be visually attractive, fit for purpose and locally distinctive. It also states that development should conserve and enhance the character of the local built, historic and natural environments, integrate well with the surrounding local area and meet anti-crime standards.
- *Policy CS20 Heritage and the Historic Environment* - states that the Council will accord a high priority towards the preservation, protection and enhancement of its heritage and historic environment as a non-renewable resource, central to the regeneration of the area and the reinforcement of sense of place.

4.5 In accordance with the provisions of the Framework, a strategic review of the Core Strategy was undertaken in September 2019.

4.6 The review confirmed that policy CS02 would require modification to reflect the objectively assessed development needs noting that to review the development strategy and Green Belt boundaries requires assessment through the Plan making process.

- 4.7 The review considered that although policy CS12 was slightly out of conformity with the Framework in that it now requires net gains in biodiversity there was no requirement to modify the policy as the Framework is a material consideration.

Gravesham Local Plan 1st Review (1994)

- 4.8 The Local Plan 1st Review (LP) was adopted in 1994 and many of its policies were saved until subsequently superseded by the LPCS.
- 4.9 The following policies are considered to be relevant in the context of this proposal and are considered in further detail in section 5 of this statement:
- *Policy TC3 Development Affecting Conservation Areas* - sets out the general approach to developments affecting the setting of conservation areas and the approach to assessing the impact and requiring a positive contribution.
 - *Policy C13 Extensions to Dwellings in the Countryside* - sets out that there is an overall limit of one third of the gross floor area of an original dwelling unless the increased floorspace has no overall effect on the existing bulk and appearance of the original dwelling. Any extensions must also be designed so as not to facilitate creation of a separate residential curtilage and should have sufficient external space so as to avoid undue visual intrusion into the open countryside.

Material Considerations

National Planning Policy Framework (2021)

- 4.10 In July 2021 the Government published the latest National Planning Policy Framework (the 'Framework') which sets out its objectives for securing sustainable economic growth and the approach for 'plan making' and 'decision taking' for all planning policy in England. Full regard must be had to the Framework (2021) as an overarching material consideration in the determination of this application.
- 4.11 At the heart of the revised Framework is a presumption in favour of sustainable development, encompassing social, economic, and environmental roles. The approach to sustainable development involves making the necessary decisions now to realise the vision of stimulating economic growth, maximising wellbeing, and protecting our environment, without negatively impacting on the ability of future generations to do the same.
- 4.12 Paragraph 8 of the Framework states that under this approach, planning is expected to deliver:

- a strong, flexible and sustainable economy, by ensuring that sufficient land of the right type, and in the right places, is available to allow growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure (Economic role);
 - protection and enhancement of our natural, built and historic environment, prudent use of natural resources and actions to mitigate and adapt to climate change, including moving to a low carbon economy (Environmental role);
 - strong, vibrant and healthy communities, by providing an increased supply of housing to meet the needs of present and future generations; and by creating a good quality-built environment, with accessible local services, that reflects community needs and supports well-being (Social role).
- 4.13 Paragraph 11 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise, whilst paragraph 12 further states that developments that accord with an up-to-date Local Plan should be approved and those that conflict should be refused unless material considerations indicate otherwise.
- 4.14 Paragraph 38 reaffirms that decision makers should seek to approve applications for sustainable development wherever possible.
- 4.15 Paragraph 119 reaffirms the aim to *"promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions."*
- 4.16 Paragraph 126 of the Framework establishes that *"the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve."*
- 4.17 Paragraph 130 sets out that planning decisions should ensure that developments meet a number of design criteria, including that developments:
- (a) *"will function well and add to the overall quality of the area..."*,
 - (b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - (c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting..."*

- 4.18 Paragraph 134 states that *“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:*
- (a) Development which reflects local design policies and government guidance on design, taking into account and local design guidance and supplementary planning documents such as design guides and codes; and/or*
 - (b) Outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”*
- 4.19 Section 13 sets out the role for protecting the Green Belt, to which great importance is attached (paragraph 133).
- 4.20 Paragraph 138 sets out that the Green Belt serves five purposes, namely:
- “a) to check the unrestricted sprawl of large built-up areas;*
 - b) to prevent neighbouring towns merging into one another;*
 - c) to assist in safeguarding the countryside from encroachment;*
 - d) to preserve the setting and special character of historic towns; and*
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”*
- 4.21 Paragraph 148 clearly sets out that *“When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”*
- 4.22 Paragraph 149 sets out certain criteria where exceptions to the construction of new buildings exist, which includes under criteria (c) *“the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.”*
- 4.23 Paragraph 176 sets out that *“Great weight should be given to conserving and enhancing landscape and scenic beauty in...Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues.”*

- 4.24 It then states that *“The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.”*
- 4.25 In considering the impacts of development on biodiversity the Framework sets out at paragraph 180 the precautionary approach to considering impacts.
- 4.26 Section 16 of the Framework addresses conserving and enhancing the historic environment. Paragraph 194 establishes the requirement to properly describe the significance of any designated heritage asset(s) as part of any application in order to understand the potential impacts of proposals.
- 4.27 Paragraph 201 establishes that *“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss...”*
- 4.28 In the alternative, paragraph 202 sets out that *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

National Planning Practice Guidance

- 4.29 Planning Practice Guidance published in March 2014 (“PPG”) is a ‘live’ document that builds on the principles within the Framework and provides further detailed technical guidance to complement the Framework.
- 4.30 The PPG reinforces the importance of the Framework as representing the most up-to-date Government planning policy, which must be taken into account where it is relevant to a planning decision. This includes the presumption in favour of development found at Paragraph 14 of the Framework.
- 4.31 Section 64 of the PPG relates to the Green Belt and supports section 13 of the Framework. It confirms that when assessing the impact of proposals on openness there needs to be an assessment of both the spatial and visual aspects. It sets out three elements to be considered, noting that this is not an exhaustive list and other factors may also need to be assessed. The matters listed are
- *“openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;*

- *the duration of the development, and its remendability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and*
- *the degree of activity likely to be generated, such as traffic generation.”(Paragraph: 001 Reference ID: 64-001-20190722).*

Planning Assessment

Section 5

- 5.1 This section of the statement provides an assessment of the proposed development having regard to the relevant planning policy background, the character of the local area and the site's planning history.
- 5.2 In line with Section 38(6) of the Planning and Compulsory Purchase Act 2014, planning decisions must be taken in accordance with the 'Development Plan' unless material considerations indicate otherwise.

Principle of Development

- 5.3 The application site is not located within a defined settlement boundary and is within the Green Belt, where there is a presumption against inappropriate development. The site is also located within the AONB.
- 5.4 Section 13 of the Framework sets out that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt is to prevent urban sprawl by keeping land permanently open.
- 5.5 Paragraph 149 (Framework) outlines that the construction of buildings in the Green Belt shall be regarded as inappropriate development, which by definition is harmful to the Green Belt and should not be approved except in very special circumstances. However, exceptions to this include:
- c) *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.*
- 5.6 In addition, Local Plan policy C13 relates to extension to dwellings in the countryside, this set out that there is an overall limit of one third of the gross floor area of an original dwelling unless the increased floorspace has no overall effect on the existing bulk and appearance of the original dwelling. It also notes that any extensions must also be designed so as not to facilitate creation of a separate residential curtilage and should have sufficient external space so as to avoid undue visual intrusion into the open countryside.

- 5.7 Therefore, both national and local Plan policies accept that extensions to a building/dwelling, is appropriate development in the Green Belt, providing it meets certain criteria.

Green Belt considerations

- 5.8 As stated above the application site is located in the Green Belt and relates to an extension to an existing dwelling. Also as noted above the application would be considered against the requirements of Saved policy C13 and Paragraph 149 (c) of the Framework.
- 5.9 Saved Local Plan Policy C13 relates to extensions to dwellings in the countryside and sets out a number of criteria that should be met when considering proposals for domestic extensions.
- 5.10 In particular, Local Plan Policy C13 places an overall limit on extensions of one third of the gross floor area of the 'original' dwelling,
- 5.11 In determining proposals for residential extensions in the Green Belt an assessment will be made against the impact of the 'original' existing development. The original building is the building as it existed on 1 July 1948, however, for older homes constructed prior to July 1st, 1948, the 'original dwelling' refers to the floorspace of the dwelling as it was on this date. Any additions that have occurred since the 'original' dwelling date are considered cumulatively and will be counted as part of the overall increase in floorspace of the dwelling when new additions are being assessed.
- 5.12 As can be seen for the planning history, a lawful development certificate was granted in 2019 in respect of the continued use of part of the outbuilding as a three-bedroom residential dwelling and retention of the extension to the western elevation to the outbuilding (Ref. 20180257).
- 5.13 The dwelling has not been extended or altered since the granting of the lawful development certificate. Therefore, for the purpose of this application the dwelling is considered 'original. This is also confirmed within the Council delegated report to application 20220511.
- 5.14 In terms of Policy C13 and the proposed extension the following assessment would apply:
- (i) The existing dwelling must be an "original dwelling" in permanent use as a dwelling.

As already confirmed, the existing dwelling is original having been approved by way of an LDC application under reference 20180257.

- (ii) There will be an overall limit of one third of the gross floor area of the original dwelling (measured externally) prior to any later extension or alteration, unless the increased floorspace has no overall effect on the existing bulk and appearance of the dwelling.

The extension to the dwelling comprises an additional 30m² (GEA) floorspace. The existing dwelling currently measures 125.7m²(GEA). This equates to approximately 24% additional floorspace over and above the size of the original dwelling which is below the overall limit of one third of the gross floor area.

- (iii) Those extensions which provide essential basic amenities such as a bathroom, toilet or kitchen, which are currently not available or are clearly inadequate, will normally be permitted.

Criteria iii is not applicable as such given that the extension does not provide basic amenities but merely makes the existing dwelling more accommodating for the needs of the family given their personal circumstances.

- (iv) The extension shall not be in a form which would facilitate the future formation of a separate residential curtilage.

The extension is directly linked to the main dwelling and sits within the existing residential curtilage such that it cannot be sub-divided.

- (v) The dwelling to be enlarged must have sufficient curtilage to accommodate the extension without undue visual intrusion into the open countryside.

The extension to the main dwelling sits within the existing residential curtilage as defined under application 20180257 in a form and manner such that it does not unacceptably intrude into the open countryside.

- (vi) The appearance, massing, scale, form and materials of any extension shall be appropriate to the existing dwelling and the Green Belt setting

The design of the extension replicates the existing agricultural form of the main dwelling in respect of form and materials and is not disproportionate of itself to the existing dwelling or the Green Belt setting.

- (vii) Proposals for domestic garages and for other outbuildings will be considered on their individual merits but will be required to be well designed, discreetly sited and subservient to the scale of the main dwelling on the plot

Criteria vii is not applicable to this application.

- 5.15 The extension to the original dwelling is therefore not considered contrary to the aims of saved Local Plan Policy C13.
- 5.16 However, Policy C13 pre dates the Framework (2021) the weight attached to the policy must be considered carefully; with greater weight being given where the approach is consistent with Paragraph 149 the Framework (2021).
- 5.17 In this regard a recent appeal (APP/K2230/D/22/3298308) considers the weight afford to Policy C13. The Inspector (Paragraph 4) notes *“Saved Policy C13 is not consistent with the Framework, particularly in relation to development in the Green Belt. I accept that numerical restrictions can be helpful as a means to quantify the threshold of harm, in terms of whether a development constitutes disproportionate additions. However, criterion ‘ii’ only accounts for an increase in floorspace. This is a crude measure when used in isolation. For example, it does not recognise the potential to accommodate additional floors in an existing building in addition to other extensions, as is proposed here”*.
- 5.18 The Inspector concludes (Paragraph 5) *“Policy C13 includes other criteria which take the mass of the building into account. However, the fact that a development can fail simply on the basis of criterion ‘ii’ renders these additional considerations irrelevant in such circumstances. As such, this policy does not reflect the more wide ranging scope for alterations allowed under Framework Paragraph 149C, which refers to ‘size’, a term which encompasses more than simply a comparison of floorspace figures. As such, in considering the application of Policy C13 to development in the Green Belt, the policy is out-of-date and I do not afford the conflict with it any significant weight”*.
- 5.19 Turning to Paragraph 149(c) of the Framework this states that development is not inappropriate when it relates to an extension of a building providing that *“it does not result in disproportionate additions over and above the size of the original building”*. However, there is no set figure given for what constitutes a disproportionate addition, but clearly a figure of 24% would not constitute a disproportionate addition.
- 5.20 Therefore, the proposed extension to the existing dwelling does not result in a disproportionate addition, in both National and/or Local Plan terms.

Character and Appearance.

- 5.21 The appearance, massing, scale, form and materials of the extension have already been assessed under Local Plan Policy C13 and have been considered appropriate to the existing dwelling and the Green Belt setting.
- 5.22 The design of the extension specifically replicates the existing agricultural form of the original dwelling comprising a pitched roof with gable end. Material would match with the existing thus maintaining the character and appearance of the area.

AONB Impacts

- 5.23 As set out in the site description, the site is located within the AONB. Accordingly, the application falls to be assessed in the context of paragraph 176 of the Framework, noting that it does not fall within the definition of major development and therefore not assessed against the requirements of paragraph 177.
- 5.24 The proposal is modest in size as confirmed by the percentage increase which falls significantly below the one third set out in Policy C13. Moreover, the proposal has been sensitively designed and located to ensure that the extension is well screened from any public viewpoints.
- 5.25 The development does not result in any significant adverse impacts on the AONB or its appreciation, therefore according with the requirements of paragraph 176 of the Framework.

Amenity

- 5.26 The proposed development needs to ensure that the proposal will provide adequate living conditions for future occupiers, and this is reinforced by the Council's Residential Layout Guidelines. These guidelines provide requirements for room sizes and amenity space. Consideration also needs to be given against how the scheme compares to the Nationally Described Space Standards.
- 5.27 In this case the proposed extension to the existing dwelling complies with all local and national room size standards and would not have an impact on the existing garden depth/area in terms of size requirements against the adopted residential layout guidelines.
- 5.28 Moreover, due to the location of the extension, there would be no impact on neighbouring properties with regards to over looking or loss of privacy.

Conclusion

Section 6

- 6.1 The application site is located within the Green Belt and within the AONB. Paragraph 149 (Framework) outlines that the construction of buildings in the Green Belt shall be regarded as inappropriate development and should not be approved except in very special circumstances. Exceptions to this include:
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.*
- 6.2 Saved Local Plan Policy C13 allows for extension to dwellings in the countryside providing it also meet set criteria. Albeit that it has been demonstrated that the weight afforded to Local Plan Policy C13 is limited.
- 6.3 Even notwithstanding the recent appeal decision, the extension equates to approximately 24% additional floorspace over and above the size of the original dwelling which is significantly below the overall limit of one third of the gross floor area.
- 6.4 National policies accept that extensions to a building/dwelling, is appropriate development in the Green Belt, providing it does not result in a disproportionate addition, a 24% increase would clearly not result in a disproportionate addition.
- 6.5 The dwelling has not been extended or altered since the granting of the lawful development certificate. Therefore, for the purpose of this application the dwelling is considered 'original'.
- 6.6 It has been demonstrated that the extension to the lawful dwelling sits within the existing residential curtilage as defined under application 20180257 in a form and manner such that it does not unacceptably intrude into the open countryside.
- 6.7 It has been demonstrated that the extension would be in keeping with the character and appearance of the existing dwelling and immediate area.
- 6.8 It has been demonstrated due to the size and location of the proposal that the development does not result in any significant adverse impacts on the AONB or its appreciation, therefore according with the requirements of paragraph 176 of the Framework.

- 6.9 It has been demonstrated that the proposal would not impact on neighbouring properties with regards to overlooking or loss of privacy.