

**Report of the Chief Executive**

<b>APPLICATION NUMBER:</b>	<b>21/00371/FUL</b>
<b>LOCATION:</b>	<b>Gilt Hill Farm Gilt Hill Kimberley Nottingham NG16 2GZ</b>
<b>PROPOSAL:</b>	<b>Construct two storey with balcony, single storey extensions, extension to existing annex and garden room</b>

Councillor S Easom has requested this application be determined by Committee.

1 Executive Summary

- 1.1 This application has now been lodged as an appeal and is now before the Planning Inspectorate for determination on appeal for non-determination. It seeks consent to construct a two storey extension with a balcony, single storey extensions, extension to an existing annex and garden room. The property has previously been extended in the form of a link extension connecting to an existing outbuilding to create an extension to the main dwelling and an annex.
- 1.2 The application site is located within the Nottinghamshire Green Belt where Policy 8 of the Part 2 Local Plan states that applications for development in the Green Belt will be determined in accordance with the National Planning Policy Framework (NPPF). The policy also states that disproportionate additions to a building will be treated as those that, taken cumulatively, exceed 30% of the volume of the original building.
- 1.3 The main issues relate to whether or not the principle of development is acceptable in the Green Belt, whether the design and appearance of the proposal is acceptable and impact on neighbour amenity.
- 1.4 Due to the nature of works proposed to extend the existing property along with the previous extensions, it is considered the proposal represents a disproportionate addition to the original dwelling, exceeding 30% of the volume of the original dwelling.
- 1.5 The benefits of the proposal are that it would provide enhanced living accommodation for the occupiers. The negative impacts are the inappropriateness of the development in a Green Belt.
- 1.6 The Committee is asked to resolve that this application would have be refused for the reason set out in the appendix so that representations may be made to the Planning Inspectorate.

## APPENDIX

1 Details of the application

- 1.1 This application seeks consent to construct a two storey extension with a balcony, single storey extensions, extension to an existing annex and garden room. The property has previously been extended in the form of a link extension connecting to an existing outbuilding to create an extension to the main dwelling and an annex.

2 Site and Surroundings

- 2.1 The application site consists of a detached two storey residential dwelling with a driveway to the front/side and amenity space to the rear, front and side. The site is elevated and fronts onto the main road of Gilt Hill, with open fields located directly to the side/rear of the site along with associated agricultural buildings further along to the rear.
- 2.2 The site is located within a predominantly residential area with residential dwellings located to the east along, with a Primary School and is located within the Nottinghamshire Green Belt.

3 Relevant Planning History

- 3.1 Planning permission was granted under reference number 86/00132/FUL to have a Site Mobile Home on site.
- 3.2 Planning permission was granted under reference number 04/00165/FUL to construct extension and convert outbuilding to bedroom.
- 3.3 Planning permission was refused under reference number 04/00511/FUL to construct vehicular access and driveway.
- 3.4 Planning permission was refused under reference number 17/00162/OUT to construct 16 dwellings and demolishing of existing farm house.

4 Relevant Policies and Guidance4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

- 4.1.1 The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy A: Presumption in Favour of Sustainable Development
- Policy 10: Design and Enhancing Local Identity

4.2 **Part 2 Local Plan 2019**

- 4.2.1 The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 8: Development in the Green Belt
- Policy 17: Policy 17 Place-making, Design and Amenity

### 4.3 National Planning Policy Framework (NPPF) 2021

- Section 13: Protecting Green Belt Land

## 5 Consultations

5.1 **The Coal Authority** – No comments to make, advise to refer to necessary notes to applicant if planning permission is granted.

5.2 **VIA East Midlands Rights of Way Officer** – No objections

5.3 **Cadent** – Advise upon the presence of apparatus within the area and the owners responsibilities.

5.4 **Nottinghamshire Wildlife Trust** – No objections.

5.5 2 neighbouring properties were consulted during the processing of the planning application along with the posting of a site notice, with no objections having been received.

## 6 Assessment

6.1 The main issues for consideration are the impact upon the character of the Green Belt, the design of the proposal and the impact upon visual amenity.

### 6.2 **Design and Green Belt**

6.2.1 Policy 10 of the Aligned Core Strategy states that development will be assessed in terms of massing, scale and proportion, materials and the impact on the amenity of nearby residents or occupiers. Policy 17 of the Part 2 Local Plan states that extensions should be of a size, siting and design that makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene. Policy 8 of the Part 2 Local Plan states that applications for development in the Green Belt will be determined in accordance with the National Planning Policy Framework (NPPF). Paragraph 89 of the NPPF identifies the extension or alteration of a building as appropriate development in the Green Belt, provided that it does not result in disproportionate additions over and above the size of the original building.

6.2.2 The application site is elevated and set back from Gilt Hill and consists of a two storey detached dwelling. The dwelling fronts onto Gilt Hill, with the main access and driveway being located to the front of the dwelling which fronts onto the open field to the west. To the side/rear there is a single storey linked extension which was granted under reference number 04/00165/FUL with an attached annex.

6.2.3 The proposed extensions consist of a single storey extension to the rear creating a swimming pool, gym and sauna attached to the existing linked extension. A dual pitched roof extension is also proposed to the main front entrance creating a feature entrance porch leading into a hallway. Located directly to the rear of the site there is a single storey flat roof annex for which a small flat roof extension is

proposed creating a small dining room. In addition to the above, a first floor extension is proposed to the front/side elevation which will be served by a balcony. The extension is considered to be in keeping with the design of the main dwelling, with the roof being subservient to the main roof of the host dwelling. A new garden room is also proposed which will have a low level flat roof and front onto Gilt Hill. A feature boundary wall is proposed along the boundary of the courtyard areas and this wall form the main elevation of the summer house fronting Gilt Hill. The design of the proposed extensions are considered acceptable and is in keeping with the main dwelling and it is not considered the proposal will give rise to any significant detrimental impact upon the visual amenity of the area or character of the street scene.

6.2.4 In terms of the additional volume being created, the provision of the proposed extensions and the existing extensions will lead to an overall addition to the property of approximately 103%. Policy 8 – Development in the Green Belt states that disproportionate additions to a building will be treated as those that, taken cumulatively exceed 30% of the volume of the original building. This is further supported by section 13 – Protecting Green Belt Land of the National Planning Policy Framework 2019 (NPPF) which states that the extension or alteration of a building represents appropriate development providing that it does not result in disproportionate additions over and above the size of the original building.

6.2.5 In support of the planning application, the additional supporting information has been submitted in addition to the Design and Access Statement which refers to paragraph 80 of the NPPF which states ‘decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

e) the design is of exceptional quality, in that it:

- is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and

- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

However, design is not considered to represent Very Special Circumstances in the consideration of this planning application and the above reference relates to new houses being allowed in rural areas if of exceptional design and not the provision of extensions to existing residential properties.

6.2.6 Whilst there would be limited views of the proposed extensions from with the street scene of Gilt Hill and the design is acceptable, the addition of the proposed extensions along with the existing extensions will lead to disproportionate additions to the original dwelling. It is considered that the introduction of a further extensions to the existing dwelling would result in an inappropriate form of development in the Green Belt and would harm the openness of the Green Belt.

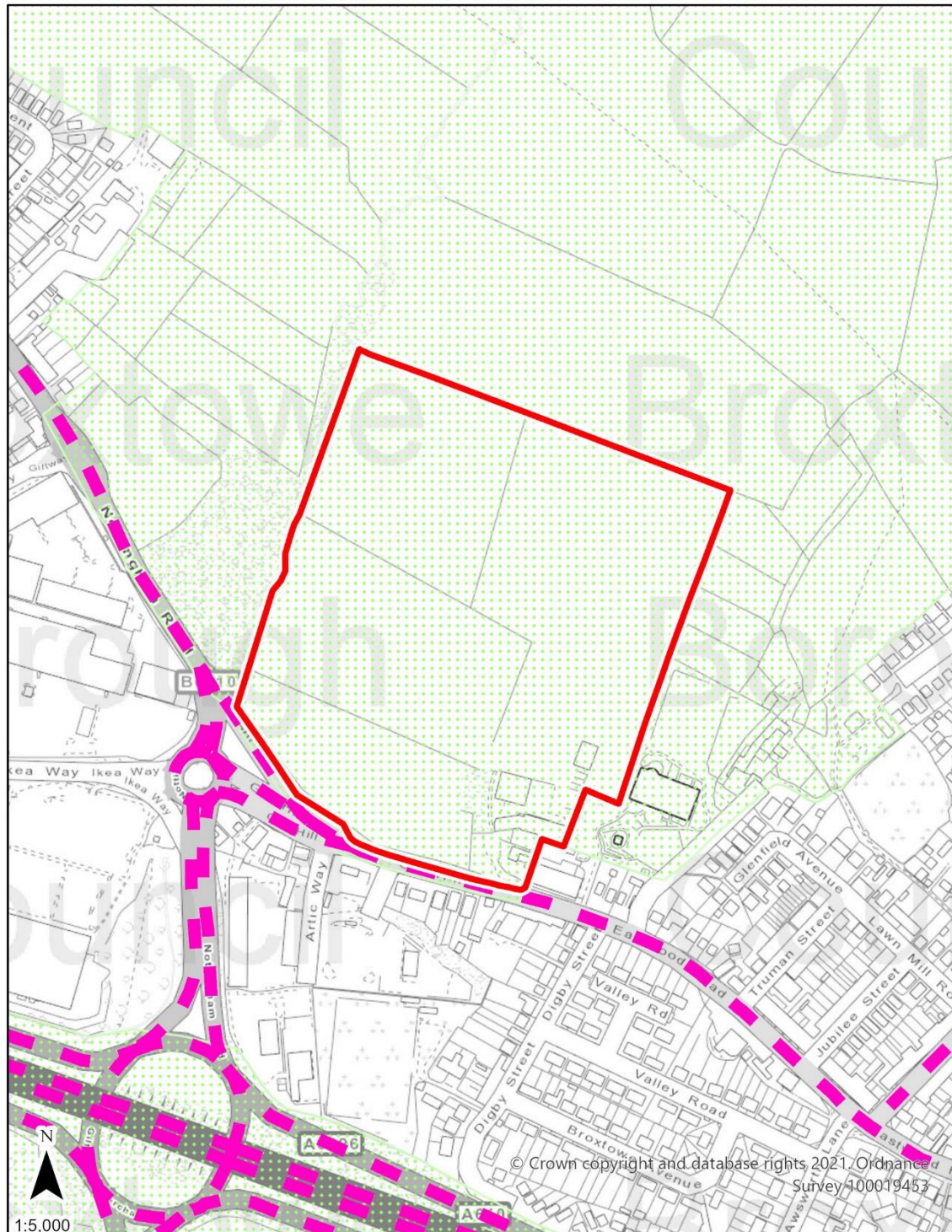
6.3 **Amenity**

6.3.1 Given the isolated location of the application site and the design of the proposed extensions, it is not considered the proposal will give rise to any significant detrimental impacts upon the immediate neighbouring properties in terms of noise, overlooking or overbearing issues.



7 **Conclusion**

7.1 The proposal is considered to represent a disproportionate extension to the original building, therefore representing inappropriate development that is harmful to the openness of the Green Belt.

<b><u>Recommendation</u></b>	
<b>The Committee is asked to RESOLVE that it agrees with the recommendation of this Officer report so that accurate representations can be made to the Planning Inspectorate in the anticipated appeal of this matter.</b>	
1.	The proposal constitutes inappropriate development within the Green Belt as the proposed extensions, in conjunction with the existing extension, represent a disproportionate addition to the size of the original building. There are insufficient very special circumstances demonstrated to clearly outweigh the harm resulting from the inappropriateness of the proposed development and the significant harm upon openness. Accordingly, the proposal is contrary to Policy 8 of the Part 2 Local Plan (2019) and Section 13: Protecting Green Belt Land of the National Planning Policy Framework (NPPF) 2021 and there are no other material considerations that justify treating this proposal as an exception.
<b>NOTES TO APPLICANT</b>	
1.	The Council has tried to act positively and proactively in the determination of this application, however it was not considered that there were any minor alterations which could be made to the scheme to make the proposal acceptable.



**Legend**

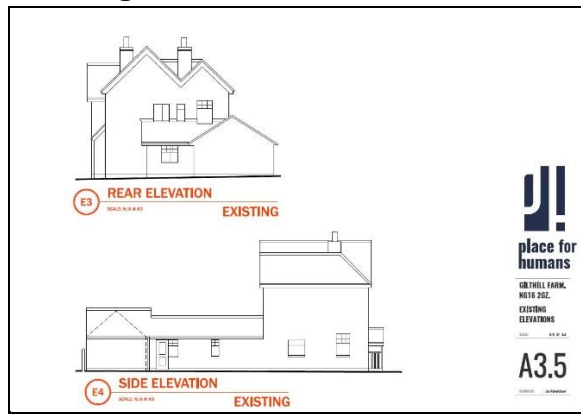
-  Site Outline
-  Classified Road
-  Green Belt

**Plans (not to scale)**

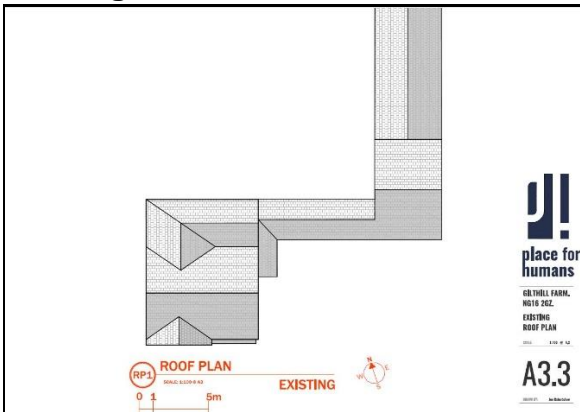
**Existing Front/Side Elevation**



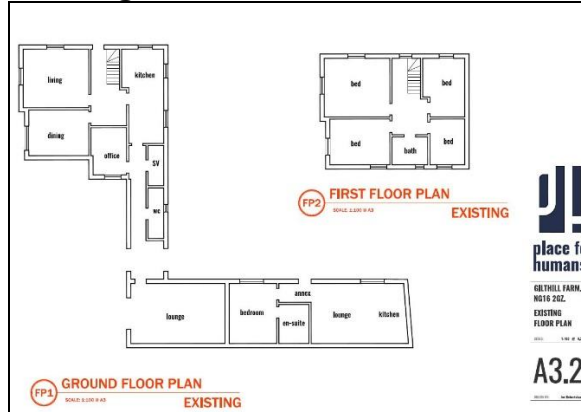
**Existing Rear/Side Elevation**



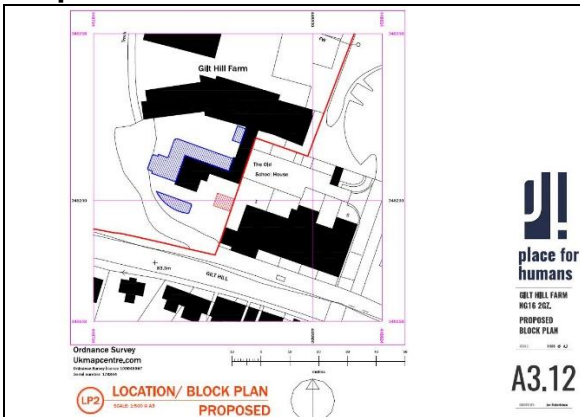
**Existing Roof Plan**



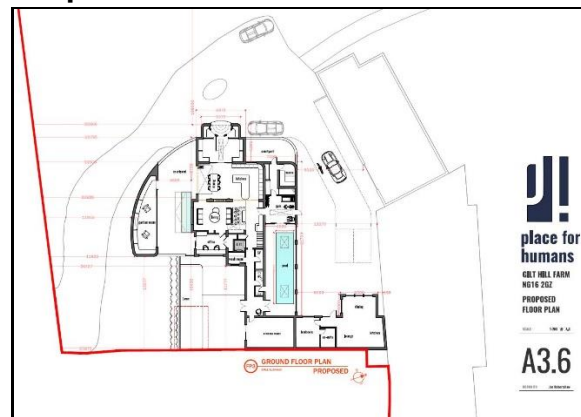
**Existing Floor Plans**



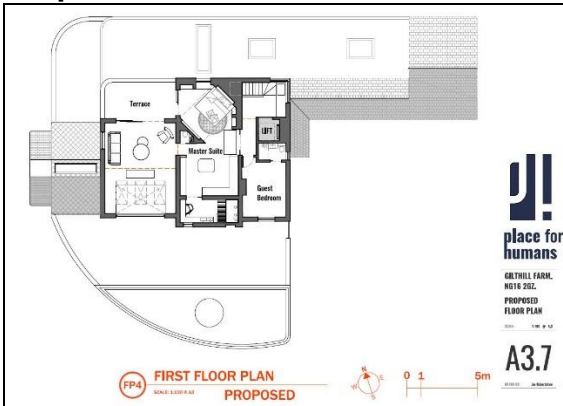
**Proposed Block Plan**



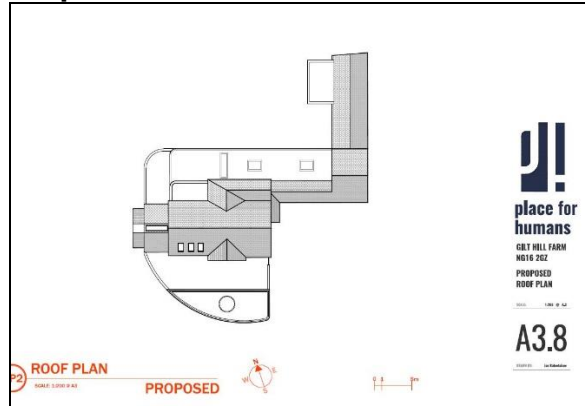
**Proposed Ground Floor Plan**



Proposed First Floor Plan



Proposed Roof Plan



Proposed North East Elevation



Proposed North/South West Elevations



Proposed South East Elevation



Garden Room/Annex Extension Elevations



Visual Images

