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From:do-not-reply@ambervalley.gov.uk
Sent:3 Jun 2021 08:22:54 +0100
To:Development
Subject:Online submission - comment on a planning application

Submitted via www.ambervalley.gov.uk/planning/development-management/view-a-planning-application/comment-form

**Application details:**AVA/2021/0505

First floor rear extension, dormer windows to front elevation, extension to existing garage and proposed new garage structure**Title:**Mrs**Do you want the comment you are about to submit to be shown on our website?**

**Name:**Margaret Matthews**Addr**[redacted]**Contact number**[redacted]**ail address:**kirklangleyparishcouncil@gmail.com**Name of organisation (if applicable):**Kirk Langley Parish Council**Do you wish to object?**Yes**Grounds for objection:**This planning application is for an extension to an existing dwelling; The Farmhouse at Twenty Acres Farm and for a new garage structure as well as alterations to the existing garages. Objection is made to the application, because it conflicts with the Neighbourhood Plan, which passed its referendum on 6 May 2021.
The Extension to The Farmhouse
The proposal engages policies in the Neighbourhood Plan, in particular, Policy HOUS 5 (2) which states: -
“To be supported extensions to dwellings must be subservient to the existing building in scale and proportion, and must complement its design”.
“Proposals should demonstrate how they have retained existing landscape features and access and parking arrangements must reflect the rural setting and the landscape quality surrounding the site.”
The overall scale of the design is out of proportion to the existing building. The house extension is at the same height as the ridge of the existing dwelling and also has a relatively large footprint. In terms of its design, the existing farmhouse is of a traditional 18c/early 19c design, which in common with many such buildings in the area, is constructed from red brick and Staffordshire blue tile. The proposal envisages the use of timber cladding, which would cover the entire extension. This is not a material which features at all in the immediate locality, and rarely within Kirk Langley Parish (the Neighbourhood Plan Area) as a whole. This, together with the size of the extension, does not conform with policy HOUS 5(2).
The dwelling is visible from public footpaths and whereas the existing smaller extension to the rear of the property is generally not visible, due to vegetation in the locality, the height of the extension, which will meet the existing roof ridge, will have a significant adverse visual impact on the character of the area.

This is also development in the open countryside which engages the following environmental policy:
ENV2 To protect, enhance and conserve the landscape and views
POLICY:
"To be supported development proposals must demonstrate how they recognise, protect and enhance the historic landscape and local character. The open rural "feel" and those vistas identified on Figure 33, and described in Appendix 8, must be protected."
The size, height and materials proposed for the extension do not recognise, protect and enhance the historic landscape and local character.
The NPPF at Paragraph 127 also describes how decisions should ensure that developments are not only visually attractive but also "sympathetic to local character and history, including the surrounding built environment and landscape setting".
Additional Garage and extensions to existing garages
The dwelling already has two separate garages and the proposal will create one very large building, linking the two buildings together. It also appears that a further garage is also proposed. The application envisages the use of timber cladding. There is no information about the reason for such a large garage complex.
Objection is also taken on the basis of scale and materials used, as above.**General comments:**

**Confirm you are human:GDPRTick this box to confirm that you have read and understood the above:**True