

Demolish extg outbuilding & erect two storey rear extension (with balcony) , new windows/doors to extg, & installation of a 9 person Package Treatment Plant

at

Pond House, Shipley Lane, Mapperley, DE7 6BR

for

Mr Stephen Forsythe

1 Introduction

This statement has been prepared to accompany the planning application with respect to the following: Demolish extg outbuilding & erect two storey rear extension (with balcony) , new windows/doors to extg & installation of a 9 person Package Treatment Plant
The purpose of this statement is to describe in detail the green belt policy and how it is not affected by the proposed works.

1.1 The site is currently occupied by a former gamekeepers cottage and garage on a plot o/a of approximately 2161sqm, which slopes gently from North to South. The site area is to be 1321sm The cottage is located on the edge of Shipley Country Park, and to the South is Mapperley Reservoir.

2 National planning policy

2.1 Relevant national policies are currently contained in PPS1, Delivering Sustainable Development, PPG2 Green Belts and PPS7, Sustainable Development in Rural Areas. Regard should also be had to the emerging draft National Planning Policy Framework
2.2 PPS1 reflects the statutory position, and states that planning decisions should be taken in accordance with the development plan.
2.3 PPG2 sets out government policy on green belts. Paragraph 1.4 advises that the fundamental aim of green belt policy is to prevent urban sprawl; Paragraph 1.5 advises that there are five purposes of including land in a green belt: -

2.3.1 To check the unrestricted sprawl of large build-up areas;

2.3.2 To prevent neighbouring towns from merging into one another;

2.3.3 To assist in safeguarding towns from merging into one another;

2.3.4 To preserve the setting and special character of historic towns; and

2.3.5 To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

2.4 None of these purposes are affected by the proposed works.

2.5 PPG2 Section 3 contains a general presumption against “inappropriate development”. It advises that inappropriate development in green belts is by definition harmful, and should not be allowed unless there are “very special circumstances”.

2.6 PPG2 Paragraph 3.4 advises that the construction of a new building inside a green belt is inappropriate unless (inter alia) it is a “limited extension” to an existing building or buildings; or in this case it is a replacement dwelling not significantly larger than the existing dwelling which it replaces, so the development will not be inappropriate. In any event, there is no conflict with green belt purposes (as set out in PPG2 Paragraph 3.3), and the proposal does not compromise “openness” as protected by PPG2.

2.7 PPG2 Paragraph 3.12 advises that the statutory definition of development includes engineering and other operations; these can be inappropriate unless they maintain openness and do not conflict with the purposes of including land in the green belt. Essential facilities for example (off road carparking for the dwelling) should be genuinely required for uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it.

2.8 PPS7 opens by setting out the objectives for rural areas. Paragraph 1(iv) states that "New building development in the open countryside away from existing settlements, or outside areas allocated for development in development plans, should be strictly controlled; the Government's overall aim is to protect the countryside for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and so it may be enjoyed by all". The Application Proposals do not offend any of the relevant policies.

2.9 All of the existing Planning Policy Guidance Notes and Planning Policy Statements will be rescinded when the draft National Planning Policy Framework comes into force. There are no significant changes to relevant policy.

2.10 The Replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.

3. Extensions

3.1 Residential extensions should be proportionate to the size of the original dwelling, excluding any previous extensions carried out under permitted development rights or with planning permission. In general terms, the Council may allow an extension to be up to a third of the volume of the original dwelling. However, each proposal will be considered on its own merits and even an increase up to a third may not be appropriate in certain situations (e.g. if the site is a particularly sensitive area or if there are other amenity issues).
3.2 Proposed materials and finishes to walls and roof should be identical or similar to the existing. Features such as windows and doors should also be complimentary in scale to existing.

4 Conclusion

3.1 The application proposals are not 'inappropriate development'.
3.2 The Application Proposals respect national and local planning policies. In terms of design, they reflect the very best, and it causes no harm
3.3 Planning permission should therefore be granted, subject to appropriate conditions.
3.4 The proposed cubic capacity of the extended dwelling is no more than 30% larger, efforts have been made to ensure that the dwelling is within proportionate size to the existing dwelling.
3.5 The design process has ensured that the dwelling is not harmful to the green belt and the design is not significantly larger than the existing dwelling.