

592. **EXTENSIONS TO DWELLINGS IN THE COUNTRYSIDE - GUIDANCE FOR DEVELOPMENT CONTROL PURPOSES (REPORT NO 028)**

The Development & Planning Manager presented this report on the supplementary guidance for dealing with proposals to extend existing residential properties in the rural area.

In reply to a question, the Director of Law & Administration explained that Policy 4.24 which was contained in the approved Local Plan could not be changed by the Council without involving the necessary statutory procedures. The supplementary guidance now being considered was intended to give assistance to Members when addressing the application of Policy 4.24 and, if it was approved, the Council would need to adhere to the criteria contained within it.

It was moved by Councillor Bishop, seconded by Councillor Wiggin and

RESOLVED:

That the following supplementary guidance for dealing with proposals to extend existing residential properties in the rural area be adopted:-

"In considering proposals to extend existing dwellings in the countryside, the requirement of the Forest Heath Local Plan Policy 4.24 shall be taken into account, together with the following factors:-

- (a) Such extensions shall remain secondary and subservient in relation to the size and design of the existing property, although criterion (e) to (g) below will be given due weight and consideration.
- (b) The planning history of the existing dwelling, in particular whether previous extensions have been made to the property, or approved but not built. The existing dwelling is defined as the building as it originally stood at 1st July 1948 or, in the case of buildings constructed after this date, as first built.
- (c) Whether the siting, size, massing and detailed design of the dwelling, as extended, will be of an appropriate rural character.
- (d) Whether the dwelling, as extended, by virtue of the scale, design and appearance of the extension, would be harmful to the visual amenities of the rural area.
- (e) The need to provide modern amenities such as a bathroom or kitchen especially when considering proposals to extend small unimproved cottages.
- (f) Any structural deficiencies that may be apparent in the existing property. Such deficiencies can sometimes be addressed by modest extensions to the property.
- (g) Whether the extension would remove an existing eyesore or improve the appearance of the existing property."

REPORT OF DIRECTOR OF DEVELOPMENT & COMMUNITY SERVICES

REPORT NO: 028

EXTENSIONS TO DWELLINGS IN THE COUNTRYSIDE
GUIDANCE FOR DEVELOPMENT CONTROL PURPOSES

1.0 INTRODUCTION

- 1.1. At its meeting held on 3rd December 1997, the Forward Planning & Economic Development Committee recommended that the guidelines set out in Section 5 of Report No. 077 (copy attached as a Working Paper) be adopted as supplementary guidance when dealing with proposals to extend existing residential properties in the rural area, subject to the report being considered at the next full Council Meeting.

2.0 CURRENT POSITION

- 2.1. In the meantime, your Officers have given further consideration to the guidelines and consider that it is appropriate to rearrange the order in which the factors are set out in Section 5. This is to ensure, first and foremost, that all extensions to dwellings in the countryside remain secondary and subservient in relation to the size and design of the existing property, although due weight will be given to other criteria. Accordingly, the full text of Section 5, as rearranged, is as follows:-

5.1 In considering proposals to extend existing dwellings in the countryside, the requirement of the Forest Heath Local Plan Policy 4.24 shall be taken into account, together with the following factors:-

(a) Such extensions shall remain secondary and subservient in relation to the size and design of the existing property, although criterion (e) to (g) below will be given due weight and consideration.

(b) The planning history of the existing dwelling, in particular whether previous extensions have been made to the property, or approved but not built. The existing dwelling is defined as the building as it originally stood at 1st July 1948 or, in the case of buildings constructed after this date, as first built.

(c) Whether the siting, size, massing and detailed design of the dwelling, as extended, will be of an appropriate rural character.

(d) Whether the dwelling, as extended, by virtue of the scale, design and appearance of the extension, would be harmful to the visual amenities of the rural area.

(e) The need to provide modern amenities such as a bathroom or kitchen especially when considering proposals to extend small unimproved cottages.

(f) Any structural deficiencies that may be apparent in the existing property. Such deficiencies can sometimes be addressed by modest extensions to the property.

(g) Whether the extension would remove an existing eyesore or improve the appearance of the existing property.

3.0 RECOMMENDATION

3.1. It is recommended that the guidelines, as set out above, be adopted as supplementary guidance for dealing with proposals to extend existing residential properties in the rural area.

PETER NOCK
DIRECTOR OF DEVELOPMENT & COMMUNITY SERVICES
PN/RP/wp
9th January 1998

Attach

BACKGROUND PAPER

Report No 077 and Minutes 466 Forward Plng & Economic Dev'p Comm 3 Dec 1997

CONTACT OFFICER

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