

DESIGN ACCESS & HERITAGE STATEMENT

Clementina, Barker Lane, Mellor, BB2 7EE

Proposed development with the Green Belt

Clementina, Barker Lane, Mellor, is a detached dwelling located within the Green Belt where Government policy in the Framework identifies development that would not be inappropriate. The extension or alteration of a building is not inappropriate provided that it does not result in disproportionate additions over and above the size of the original building.

The area surrounding the applicant's property is residential in nature characterised by a mixed set of properties varying in size and design. Beyond the immediate group of property's, the area is open.

Planning History

3/2015/0957 02 February 2016 Proposed front conservatory Approved

There are no other applications shown on the LA website.

There maybe an historic application for an extension to the southwest elevation (this is taken into account with the volume calculations). The year of the extension is unknown.

The Proposal

The applicant would like an Orangery, this is proposed to be positioned to the rear (west) of the property, to the side of the existing extension.

Design

The proposed Conservatory will be a modest size in comparison to the original property and plot. It will extend from the side of the house wall by 3m and is 3m width, the eaves and ridge height are also modest.

The proposed Conservatory will have facing brick, and the window and door frames are to be white upvc. The proposed will be very similar to the existing conservatories on the property. The roof will be pitched but hipped back towards the property.

Green Belt

The original dwelling, which comprises the original building in the terms of the Framework, has been enlarged by any previous extensions.

We do not have access to all the original plans, and it would appear there maybe an historic application missing or not shown on the LA website. For the purpose of the calculations below we are classing the rear southwest section of the building as an extension, although the date of this extension is unknown.

The original volume of the property including the roof area stands at 301m³. The existing approved extensions (porch 11m³, 2 x conservatories 47m³ & southwest extension 99m³) are approx. 157m³. The proposed Conservatory has a volume of 23.5m³. With the proposed addition this would result in a cumulative increase in the volume of the original building by 60%.

The Framework places no specific threshold on any increase in size. In these circumstances considering whether there would be disproportionate enlargement must be a matter of judgement.

Due to the position and size of the proposed Conservatory we feel the development would not result in an unduly sprawling appearance. The wider impact on the character of the countryside is limited due to the nature of the site and location of the proposed.

In these circumstances, we consider that the proposed Conservatory would not result in disproportionate addition to the original dwelling. We therefore consider that the proposal would not comprise inappropriate development in the Green Belt.

ACCESS

During installation, the access and materials will be from the main drive. The proposed Conservatory will be set at the same level of the property.

Volume Calculations

Original build

301m³

Existing extensions (historic applications)

157m³

Proposed Orangery

23.5m³

Proposed increase is approx. 60% of the original building.