

Report of the Chief Executive

PERMITTED EXTENSIONS TO RESIDENTIAL PROPERTY IN GREEN BELT: REVIEW OF LOCAL PLAN POLICYPurpose of the report

To consider a new approach to dealing with residential extensions in green belt arising from changes in the permitted development (PD) allowances introduced in October 2008. This is in accordance with the Council's key priority of place shaping.

Background

Policy E8 of the Broxtowe Local Plan (2004) lists appropriate forms of development in green belt. This includes limited extension of existing dwellings providing that it does not result in disproportionate additions over and above the size of the original building. The supporting text for this policy states that an increase in volume above 50% of the original building is likely to be considered disproportionate. This arises from advice in PPG2 (Green Belts) that seeks to protect the openness of green belt.

In developing the guideline of 50% as a measure of whether (cumulative) extensions are disproportionate, this had taken into account the previous PD regime which was volumetric in approach and in most cases represented a generous addition to what could previously have been added without consent. However, since the changes in October 2008 to the PD regime the situation has, to a large extent, been reversed such that, in most cases, dwellings can now be extended (cumulatively) by more than 50% by volume without planning permission (by over 80% in some cases). The current policy advice therefore needs to be reconsidered.

Proposed change to policy advice

The way to deal with this issue would be to consider the design merits of the proposal in terms of openness to the green belt as well as applying a volumetric limit. If the design is considered to have taken account of the openness in an acceptable way, then approval above the current 50% guideline volume (provided it is less than the potential PD volume that could be added to the dwelling) could be allowed on condition that further PD allowances are removed to provide control over any future extensions. This approach would in effect recognise that in some circumstances a single properly designed extension that exceeds the usual 50% guideline might be more acceptable, in green belt terms, than a series of uncontrolled separate extensions that cumulatively might impact more on the issue of openness. This would be an interim guideline pending a replacement policy in the forthcoming development control policies document as part of the Local Development Framework.

Recommendation

The cabinet is asked to RESOLVE that Policy E8(d) of the Broxtowe Local Plan in respect of residential extensions in green belt be interpreted in accordance with the above pending a formal review of the policy in the Local Development Framework.

Background papers

Nil