

NORTHERN PLANNING COMMITTEE - 27 MARCH 2013

UPDATE REPORT

Application No. 13/0107M

Location: Bramble Cottage, Free Green Lane, Lower Peover, Cheshire, WA16 9PT

Proposal: Extension over existing single storey and other alterations (revised from 12/1758M - now proposed to be set back from front)

Prepared: 25 March 2013

Points of Clarification

At the Member's site visit, a query was raised in respect of the scale of the extension, particularly whether the utility room was to be widened.

The plans submitted clearly indicate that utility room will be widened from 1.8 metres to 2.3 metres, an increase of 0.5 metres. The floorspace calculations have been carried out on this basis.

The applicant claims that the utility room will not be widened; however, we have to rely on the plans submitted with the application.

Extensions to neighbouring properties

A detailed floorspace assessment has been carried out in respect of extensions to neighbouring properties Barrow's Brow Farm and Barrow's Brow Cottage. All of the historical microfiche have been retrieved, and studied in detail. The findings of this assessment are that Barrow's Brow Farm (the semi detached dwelling closest to Bramble Cottage on the right hand side when facing) has been extended by 56% over the original dwelling (ref 09/0310M) and Barrow's Brow Cottage (left hand side of the pair of semis when facing) has been extended circa 125% (reference 54717P and 09/0010P).

It should be noted that the percentage increase in floorspace relates to the dwelling alone, and does not include any freestanding buildings or conservatories.

A further email has been submitted by the applicant's son, claiming that Barrow's Brow Cottage has been extended by 283% and Barrow's Brow Farm has been extended by 65%. Both of these figures are disputed.

Whilst it is acknowledged that the neighbouring listed properties have been extended, each application should be determined on its own merits. Bramble Cottage was a former agricultural barn to Barrow's Brow Farm, (potentially a curtilage listed building) and has already benefited from 58% increases. The proposed development if approved would increase this to 71%.

Whilst the percentage increase in floorspace is an important factor in the determination of this application, the key issue with this application is the significant alteration to the character and appearance of the original building, particularly the elongation of the building, and the reduction in openness. As openness is one of the key attributes of the Green Belt, this should be given substantial weight.

Conclusion

The extensions are considered to represent a disproportionate addition to this originally modest barn. The development is considered to be inappropriate development. No Very Special Circumstances have been advanced to clearly outweigh the harm caused by inappropriateness or any other harm.

There is no change to the recommendation of refusal.