

Site Address : 5 Hopton Hall Lane, Upper Hopton

**Introduction**

This application seeks permission for the demolition of the property’s existing garage and seeks to construct a single storey outbuilding ostensibly on the footprint of the existing garage to create additional amenity space and storage space, with attached car-port to provide covered vehicle storage set back from the roadside.

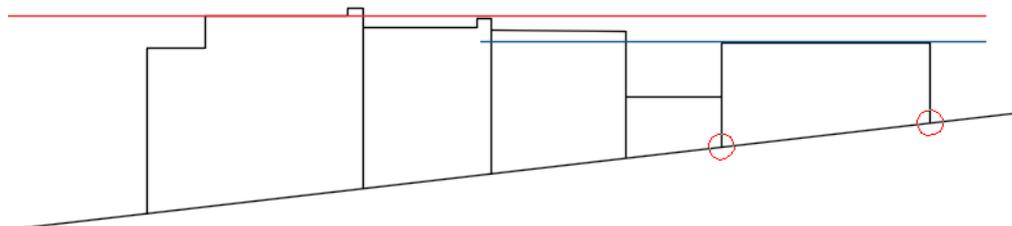
The new ‘outbuilding’ has been designed as such and in isolation it’s believed this could have been dealt with via permitted development (Class E(a)), however the rear of the outbuilding is within the the 2.5m limiting boundary distance. Hence this proposal has been submitted for consideration under a householder application.

**Design & Access**

The replacement building in place of the existing garage follows the same alignment and similar footprint. Access to the garden is altered to allow for level changes to allow access to the principle dwelling. We propose to make minor excavations to the adjacent land to provide additional outdoor storage for bins, logs and maintenance equipment.

The design of the extension will maintain some of the materiality of the existing building, using locally sourced stone to form a plinth around the building, allowing an oak framed upper structure to be constructed off the plinth.

The existing dwelling consists of 3 distinct sections with stepped heights in the opposite direction to what one might expect on an elevated site. Due to the existing topography of the extension site, the design aims not to overbear upon the existing host dwelling by maintaining lower ridge and eaves heights – as demonstrated below.



*Front Elevation Outline (viewed from Hopton hall Lane)*

The existing garage has been assessed to determine whether a conversion would be appropriate to mitigate ‘new building in the green belt’. However, due to the condition and relatively poor construction of the existing garage, a structural engineer has suggested that the most appropriate construction method would be to demolish and re-build, thus ensuring the foundations are adequate and enable building to modern standards, in particular Part L. It is suggested that this be determined as a replacement building.

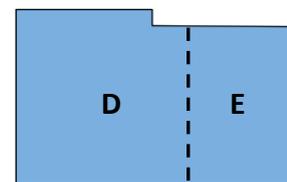
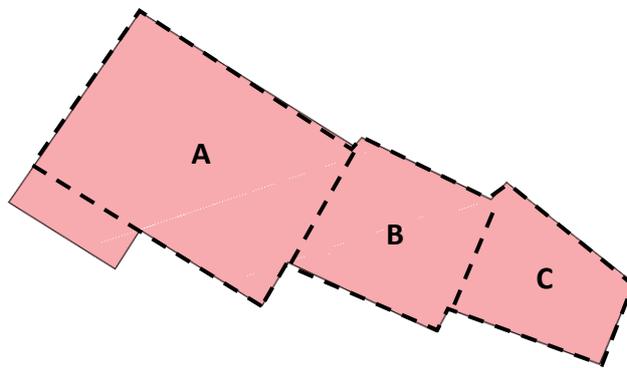
## Size

The replacement building has been designed to accommodate the changes in level across the site, with section D identified on the diagram below being a 'full volume' building. Section E below, is an open sided car port. For the purposes of the calculations below section E has been included as if it were a full enclosed construction. The replacement building in place of the garage is nominally increased due to the improved roof shape, representing a 17% volume increase to the existing garage or a 28% increase to the overall building volume on the site.

Overall site development is indicated as follows:

### 1. Existing Volumes:

- i. Existing Property :



- ii. Existing Plan Area = 74.5m<sup>2</sup>

$$A = 228\text{m}^3$$

$$B = 111\text{m}^3$$

$$C = 74\text{m}^3$$

$$\text{Total Volume} = 413\text{m}^3$$

- iii. Existing Property inc. Garage (*for reference purposes*)

$$A+B+C+E^1$$

$$E^1 = 85\text{m}^3 \text{ (} E^1 \text{ is based on existing garage volume)}$$

$$\text{Total Volume} = 498\text{m}^3$$

### 2. Proposed Volumes:

$$D = 72.5\text{m}^3$$

$$E = 42.5\text{m}^3$$

$$\text{Total Proposed} = 115\text{m}^3$$

i.e.

**28% increase under condition 1ii.** *i.e. discounting the existing garage from the calculation.*

**23% increase under condition 1iii.** *(including existing garage volume)*

## **Planning Policy**

### **Policy LP57**

LP57-19.24 policy justification states that, 'If building extensions are to be accepted in the Green Belt it is essential that they should neither prejudice the open character of the Green Belt nor be disproportionate in relation to the host building'. The key element of this policy is 'disproportionate' and the overall extended volumes have been shown above.

The ridge line and eaves height of the extension are lower than that of the host dwelling so as not to dominate the appearance of the host dwelling.

Constructing any extension within the green belt is likely to negatively impact on the openness of the green belt. However, noting the presence of an existing building of similar size it is suggested that the replacement building does not prejudice the openness of the green belt. The newly developed area is currently hard standing and as such is considered 'developed' to some extent.

LP57-19.26 states that 'no harm to openness should be caused if a building that is already there is altered, or replaced provided that the new or altered building does not have a greater impact on openness than the one it is replacing'.

The blue area is proposed to effectively replace an existing double garage and whilst this replacement building is marginally bigger in volume, it is not felt that this increase materially impacts the openness of the green belt.

To ensure that the proposed development does not materially detract from its green belt setting, the treatment of outdoor areas is largely unchanged. The application seeks for prior approval to create additional hard standing on a small portion of the adjacent field to provide additional space off the driveway for the storage of bins, logs and other equipment required to maintain the field boundaries within the applicants ownership.

The appended drawing "202005\_007\_Materials Board", illustrates the materials and overall design is in keeping with the existing dwellinghouse which is constructed using local parallel punched stone, render and grey slate roofing all of which are widely used in the locality.

The design utilises some modern design methodologies and addresses significant topographical issues, whilst carrying through original design features without detriment on the appearance of the original property.

### **POLICY LP24**

In response to LP24(a); the form, scale, layout and detailing has been wholly considered to enhance the existing building and character of the street scene. The form and scale is in keeping with existing appearances, whilst the alterations to the garage roofline will improve the visual appearance of the property from both street and public footpaths.

In response to LP24(c); the extensions have been designed so as to be subservient to the host building, with respect to scale, materials and detailing. Windows are of similar proportion and roof pitch is similarly shallow to match the existing building.

In response to LP24(d-i); The intention to extend is to enable the applicant to stay in this property, by re-using and adapting and creating additional space to facilitate changing family requirements.

In response to LP24(d-iii); Due to the desire to use complimentary materials it's likely that reclaimed stone will be sought for the stone elements of the extensions. If we're unable to source appropriate reclaimed stone, we would use a natural locally sourced quarry stone from Johnson quarries or similar (to match the existing dry stone wall on the driveway).

In response to LP24(d-iv); The replacement building roof retains the North South Ridge Line providing a good roof area available for Easterly facing PV / electricity generation and also to maximise natural light into the garden.

In response to LP24(d-v); the use of a PV roof to facilitate energy generation and charging of an electric vehicle / electric heating to the extended portion of the house.

In response to LP24(d-viii); the design facilitates more flexible accommodation, providing storage and space for an office and playroom.

In response to LP24(f); As discussed in the introduction and design section of this document, part of the need for this application is to improve access for elderly relatives and our young family (6 and 9 year olds). Access/Agress to the adjacent highway can be challenging at times and the design has sought to ensure that the needs of different people are met with improvements made to accessibility and inclusivity.

**Photos**



'Awkward' existing roof to garage

Notable level change (and screening) from field beyond

Image 1 – Driveway / Garage



Existing house due to be re-rendered (now re-rendered)

Existing render to North and East of garage.

Image 2 – North Elevation of Garage / Garden



Existing access to dwelling via gate / stairs

Image 3 – North Elevation of Garage / Level Change



Rear elevation, showing render removed (now re-rendered)

Elevation showing portion of wall to be connected via 'link' extension.

Image 4 – East Elevation of Kitchen



Original building used to be no. 5 and no.7, hence unusual frontage.

Hopton Hall Lane, showing gradient

Image 5 – View from road up Hopton Hall Lane



Garage set back 5-6m from road edge.

Image 6 – View from road down Hopton Hall Lane