



Committee and date

South Planning Committee

16 January 2018

Development Management Report

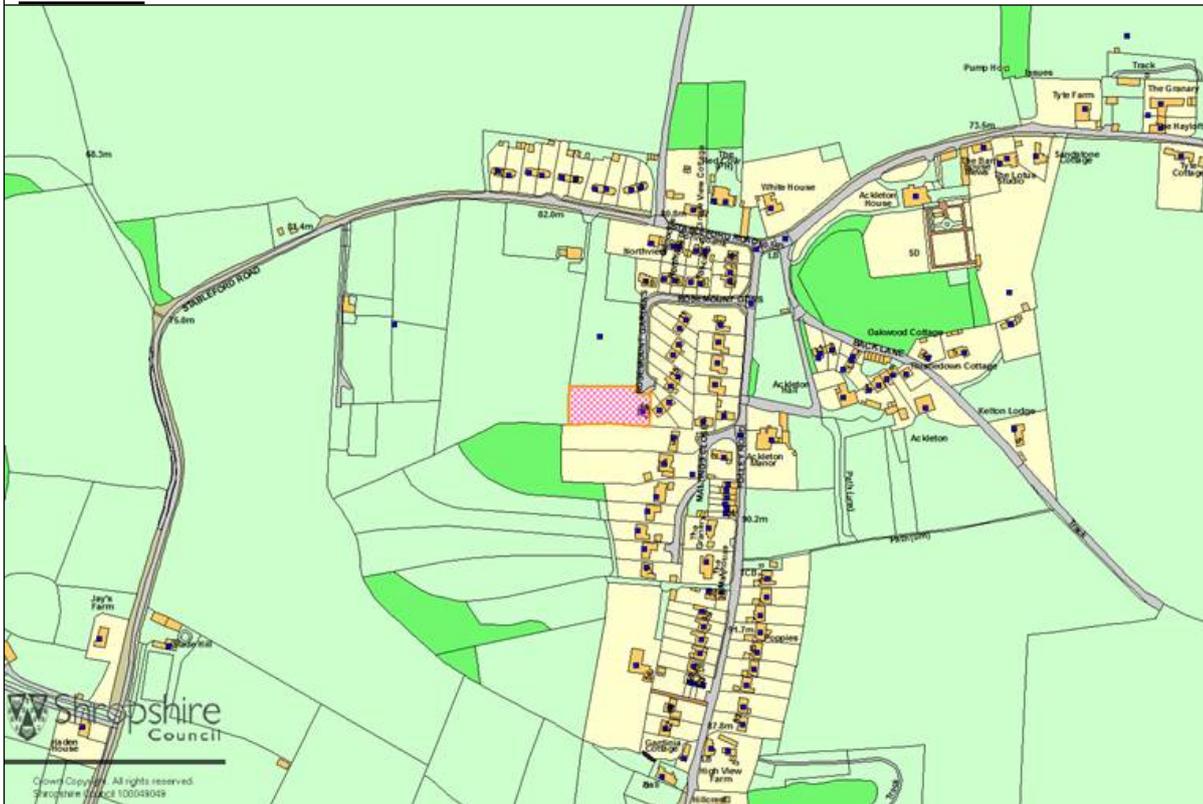
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Summary of Application

Application Number: 17/04037/FUL	Parish:	Worfield
Proposal: Erection of 2 storey side extension		
Site Address: Brand Oak House 19 Rosemount Gardens Ackleton Bridgnorth Wolverhampton		
Applicant: Mr Granville Kidson		
Case Officer: Lynn Parker	email: planningdmse@shropshire.gov.uk	

Grid Ref: 376963 - 298684



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Recommendation:- Refuse

Recommended Reasons for refusal

1. The site lies within Green Belt where there is a presumption against inappropriate development. The proposal would be contrary to Green Belt Policy in that the scale of the extension proposed, in conjunction with existing extensions, would amount to disproportionate additions over and above the size of the original building. The proposal is therefore contrary to Local Development Framework Shropshire Core Strategy CS5, Site Allocations and Management of Development (SAMDev) Policy MD6 and Section 9, particularly paragraph 89, of the National Planning Policy Framework. The personal circumstances put forward are not considered to amount to 'very special circumstances' of sufficient weight to justify a departure from Green Belt policy in this case and do not outweigh the harmful impact of this inappropriate development on the attributes of the Green Belt and reasons for including land within it.
2. The proposed two storey extension, which would result in a significant increase in floor area being added to a dwelling which has already benefitted from previous extensions that have increased its size, would result in the loss of a smaller open market dwelling in the countryside, contrary to the objective set out at paragraphs 2.20 and 2.21 of the Council's adopted Type and Affordability of Housing SPD 2012 and paragraph 17 of the National Planning Policy Framework.

REPORT**1.0 THE PROPOSAL**

- 1.1 This application is for the erection of a two storey extension to the west facing side elevation of the dwelling at Brand Oak House, 19 Rosemount Gardens, Ackleton following removal of the existing conservatory and incorporating an existing canopy on the front elevation. The extension is proposed to accommodate a new conservatory and accessible bedroom with ensuite at ground floor level, and at first floor level an additional bedroom with ensuite and balcony for the applicant's son who suffers from several incapacitating conditions. It would measure approximately 4.3m wide x 7.75m in depth x 7m to ridge height matching that of the first floor extension on the other side of the dwelling, 4.9m to eaves. The balcony is indicated to project out a further 1.2m to the west and would be 5.75m in length. The design includes a hipped roof, bi-fold first floor doors out onto the balcony on the west facing elevation, and French doors out into the garden on the rear south facing elevation.
- 1.2 Materials are proposed to match those of the existing dwelling including facing brickwork and white render walls, concrete interlocking tiles, and white UPVC windows. The bi-fold doors are indicated to be dark grey and the balcony to have a glass balustrade with stainless steel handrail, dark grey base edging and timber decking to the floor. No alterations are proposed to accesses or parking, and no trees or hedges would be affected by the proposed development.
- 1.3 During the course of the application, a Planning Statement has been submitted in support of the application at officers' request which presents 'very special circumstances' in relation to this development proposed within the Green Belt. The

document is reproduced at Appendix 2 of this Report.

2.0 SITE LOCATION/DESCRIPTION

2.1 The site falls within open Green Belt countryside which washes over the settlement of Ackleton which is half way between Albrighton to the north east and Bridgnorth to the south west. It is accessed from the B4176 to the south via a Class C road from it and Rosemount Gardens, an 'L' shaped cul-de-sac which finishes outside the plot. Dwellings in Rosemount Gardens present a fairly regimented design of mid 20th Century (1960s) construction (ref 64/3439) with front facing clad gables, attached flat roof garages, canopies over the ground floor bay window and garage door, side chimneys, driveways and open front gardens. Dwellings at nos. 10, 15 and the application dwelling have previously been granted Planning Permission to construct first floor side extensions above the garages.

2.2 Brand Oak House – No. 19, is positioned at the southern end of the cul-de-sac and on the western edge of the built environment. This location allows for a larger plot than the others in Rosemount Gardens, measuring approximately 68m wide x 30m in depth. The dwelling is sited on the east side of the plot with a north facing frontage. It has a limited rear garden depth of approximately 8.6m, however a larger more generous section of garden extends approximately 56m to the west side. The property has previously benefitted from a conservatory extension to the west facing side elevation and a first floor extension with a rear balcony on the east facing side elevation above what was the garage, but which has been converted to living accommodation and is now used as a study. Additionally the front canopy has been projected out to the west to form a frame for garage door sized gates and changed from a flat structure to a pitched one.

2.3 There are neighbouring dwellings to the east side of the property at nos. 17 and 18 Rosemount Gardens which are positioned at a different angle to no. 19 to face north west onto the cul-de-sac end. The boundary between no. 18 and 19 is defined by a high wall covered in mature foliage. Limited views of the side elevation of no. 18 are achievable over the boundary, and the section that can be seen contains no windows. Additionally there is an adjoining neighbour to the rear at no.5 Maltings Close. This neighbouring dwelling is set approximately 18m to the south east and has a long garden of approximately 90m which projects just further to the west than the side garden of no. 19. The rear boundary of no. 19 is also composed of mature landscaping so that the outside amenity space at no. 5 is not visible. The impression received when in the rear garden of no.19 is that it is at a lower level than the land to the south.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

3.1 Applications where the Parish Council submit a view contrary to officers (approval or refusal) based on material planning reasons, the following tests need to be met:-

- (i) The contrary views cannot reasonably be overcome by negotiation or the imposition of planning conditions; and
- (ii) The Planning Services Manager, The Team Manager – Development Management or Principal Planning Officer in consultation with the Committee

Chairman or Vice Chairman and Local Member agrees that the Parish/Town Council has raised material planning issues.

The Chair and Vice Chair of the South Planning Committee, in consultation with the Principal Officer, consider that the ‘very special circumstances’ case put forward in support of the application for inappropriate development in the Green Belt warrants consideration by the South Planning Committee.

4.0 Community Representations

4.1 - Consultee Comments

4.1.1 Worfield and Rudge Parish Council – No objection.

4.2 - Public Comments

4.2.1 None received.

5.0 THE MAIN ISSUES

- o Principle of development
- o Impact on the Green Belt
- o Design, scale and character
- o Impact on neighbours/residential amenity

6.0 OFFICER APPRAISAL

6.1 Principle of development

6.1.1 The site is situated within the Green Belt where there is a presumption against inappropriate development. Core Strategy policy CS5 states that within the designated Green Belt there will be additional control over new development in line with government guidance. While the policy references the now superseded PPG2, government Green Belt guidance has been carried forward in the National Planning Policy Framework (NPPF) and SAMDev Plan policy MD6 requires it to be demonstrated that development proposed in the Green Belt does not conflict with the purposes of the Green Belt.

6.1.2 The NPPF, at paragraph 87, advises as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It continues at paragraph 88 by stating:

“When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.”

At paragraph 89 the NPPF advises that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. It then lists a number of exceptions, one of which is:

“the extension or alteration of a building provide that it does not result in disproportionate additions over and above the size of the original building.”

6.1.3 With regard to the principle of development, the key issue is whether the proposed extension would result in disproportionate additions over and above the size of the original building and, if so, whether there are any very special circumstances sufficient to override the presumption against inappropriate development in the Green Belt. This matter is considered below.

6.2 Impact on the Green Belt

6.2.1 Green Belt Policies CS5 and MD6, and Section 9 of the National Planning Policy Framework require that the openness, permanence and visual amenity of the land within its boundaries are preserved. Within the Green Belt there is a general presumption against inappropriate development, except in 'very special circumstances'. Adopted local and national policies present the main aim of the Green Belt as preventing urban sprawl by keeping land permanently open. It is also to assist in safeguarding the countryside from encroachment by not allowing development which is harmful to the Green Belt i.e. inappropriate. Small scale extension or alteration of an existing dwelling need not be inappropriate within the Green Belt, however, the extension or alteration of a building which results in disproportionate additions over and above the size of the original building is considered to adversely impact on the openness, permanence and visual amenity of the land to be preserved and is inappropriate development.

6.2.2 The dwelling at Brand Oak House has previously benefitted from a first floor extension with a balcony to its east side under Planning Permission Ref: 10/03462/FUL granted on 15th September 2010, and a conservatory to its west side, in addition to converting the garage into living accommodation. The two storey side extension now proposed not only spans the full depth of the existing house, but projects a further 0.5m west than the existing conservatory, a further 1.7m if the balcony is taken into account. The proposed extension is also approximately 1m wider than the extension to the east side, its proposed height at approximately 7m equates to that of the existing first floor extension. Therefore the proposed extension would be a significant additional mass in itself, and taken cumulatively with the previous extensions would amount to disproportionate additions over and above the size of the original dwelling. Additionally, this significant mass would be physically and visually projectse into the openness of the garden on the west side of the dwelling which is Green Belt land.

6.2.3 During the course of the application, a site meeting was held with the applicants and their agent in order to view the site and to discuss whether an alternative form of extension would be feasible which would better accord with Green Belt policy and giving consideration to permitted development rights. It was considered that additional space could be achieved if really necessary by single storey extension to the west facing side or south facing rear, or as a wraparound to the south west corner. Potentially a balcony could be achieved, without significant first floor mass, above a single storey addition to the west side with access out from the existing bedroom 1 where there is a window on the west facing elevation. This would achieve the same effect as the bedroom and balcony currently proposed, but without the additional mass. A minor two storey extension was also discussed to enlarge the existing offer on the east side of the dwelling, however this would have a likely adverse impact on the neighbouring amenities at no. 18 Rosemount Gardens. These suggestions did not result in the submission of amended drawings

for a reduced scale of extension. The applicants have decided to leave the proposal as submitted and to submit 'very special circumstances' in order to attempt justification for the inappropriateness of the development within the Green Belt.

6.2.4 The 'very special circumstances' presented can be found under Appendix 2 of this Report. They are based on the medical conditions of the applicant and his family. Subject to the best interests of the child, personal circumstances are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances. As noted in the paragraph above, the officer view is that if extension were considered to be absolutely necessary in order to support the various medical conditions presented by the applicant and his family, this could be achieved by a reduced scale of extension either with or without internal reconfiguration. The existing extended property already offers a high level of internal provision benefitting from non primary rooms such as a study and conservatory at ground floor level, and additional bedrooms at first floor level which would not appear to be in constant use. These rooms could be re-designated in an internal re-configuration - adaptations could be made to the property as existing which would cater for the family's requirements. The existing Bedroom 1 has a large window facing out into the garden on the west facing side elevation and it is suggested this could accommodate the applicant's son without the need to provide a larger bedroom which duplicates this feature. Furthermore the proposed extension is substantially larger than any extension that could be achieved on the west facing side elevation under permitted development rights.

6.2.5 The Committee needs to consider whether the case put forward in Appendix 2 would amount to very special circumstances sufficient to justify allowing a further extension to this dwelling and, if so, whether the form of extension proposed is appropriate in terms of balancing meeting that need and minimising the impact upon the openness of the Green Belt through the creation of a larger building.

6.3 Design, scale and character

6.3.1 Policy CS6 of the Shropshire Council LDF Core Strategy states that development should conserve and enhance the built environment and be appropriate in its scale and design taking account of local character and context. Policy MD2 of the SAMDev Plan builds on Policy CS6 requiring development to contribute to and respect locally distinctive or valued character and existing amenity value by (amongst other criteria):

- i) Responding appropriately to the form and layout of existing development and the way it functions, including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement; and
- ii) Reflecting locally characteristic architectural design and details, such as building materials, form, colour and texture of detailing, taking account of their scale and proportion.

6.3.1 In addition to Policies CS6 and MD2 the Supplementary Planning Document (SPD) on the Type and Affordability of Housing notes that the size of dwellings in the

countryside can be of concern as the market trend is towards providing larger and more expensive dwellings and this tends to exclude the less well-off, including those who need to live and work in rural areas. Whilst this problem can be partly addressed through providing affordable rural dwellings, it is also important to maintain and provide an appropriate stock of smaller, lower cost, market dwellings (paragraph 2.20 of the SPD). Therefore the Council is concerned to control the size of extensions to houses in the countryside, as these can otherwise create larger and larger dwellings. Additionally, the visual impact of such large buildings in rural areas and the need to ensure the development is sympathetic to the character and appearance of the original building are also considerations (paragraph 2.21).

6.3.2 The National Planning Policy Framework supports the local policy outlined above under paragraph 17, where one of the listed overarching roles of the planning system in decision taken is to always *'seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'*. Paragraphs 58, 60 and 64 within Section 7 – Requiring Good Design, further promote the requirement for a development to respond to local character, reinforce local distinctiveness, and improve the character and quality of an area and the way it functions, not just for the short term, but over the lifetime of the development.

6.3.3 It is acknowledged that the proposed extension would reflect the form of the 2007 extension (ref. 07/0403) on the eastern side of the original building in terms of architectural detailing, albeit on a larger scale. In the resulting built form the first floor elevation of the original dwelling would remain a distinct element, due to the gable form and the hipped roof side extensions as existing and proposed set back slightly from the line of the original first floor accommodation with ridges set slightly lower than that of the original roof. However, in terms of scale, what was originally a two bedroomed dwelling with box room (As labelled on the 1965 planning permission drawings), becoming a four bedroomed dwelling through the 2007 permission would now become a substantially larger four/five bedroomed dwelling, contrary to one of the objectives of the SPD on the Type and Affordability of Housing to maintain a supply of smaller open market dwellings in the countryside.

6.4 Impact on neighbours/residential amenity

6.4.1 Core Strategy policy CS6 seeks to safeguard residential and local amenity, with paragraph 17 of the NPPF seeking a good standard of amenity for all existing and future occupants of land and buildings. Due to the relative positioning and distances between the extension which is proposed to the west side of the property, and neighbouring properties to the east and south east, it is considered the proposals would not unduly impact on neighbouring properties through overlooking, overbearing or overshadowing effects.

7.0 CONCLUSION

7.1 The site lies within Green Belt where there is a presumption against inappropriate development. The proposal would be contrary to Green Belt Policy in that the scale of the extension proposed would amount to disproportionate additions over and above the size of the existing dwelling. The proposal is therefore contrary to Local Development Framework Core Strategy CS5, SAMDev Policy MD6 and Section 9, particularly paragraph 89, of the National Planning Policy Framework. The 'very special

circumstances' put forward are not considered to be a material consideration of sufficient weight to justify a departure from Green Belt policy in this case that would outweigh the harmful impact of such inappropriate development on the attributes of the Green Belt and reasons for including land within it.

7.2 The proposed two storey extension, which would result in a significant increase in floor area being added to a dwelling which has already benefitted from previous extensions that have increased its size, would result in the loss of a smaller open market dwelling in the countryside, contrary to the objective set out at paragraphs 2.20 and 2.21 of the Council's adopted Type and Affordability of Housing SPD 2012 and paragraph 17 of the National Planning Policy Framework.

8.0 Risk Assessment and Opportunities Appraisal

8.1 Risk Management

There are two principal risks associated with this recommendation as follows:

- ☐ As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal, i.e. written representations, hearing or inquiry.
- ☐ The decision may be challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be made a) promptly and b) in any event not later than six weeks after the grounds to make the claim first arose.

Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against non-determination for application for which costs can also be awarded.

8.2 Human Rights

Article 8 gives the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

8.3 Equalities

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in Planning Committee members' minds under section 70(2) of the Town and Country Planning Act 1990.

9.0 Financial Implications

There are likely financial implications if the decision and / or imposition of conditions is challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependent on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – insofar as they are material to the application. The weight given to this issue is a matter for the decision maker.

10. Background

Relevant Planning Policies

Central Government Guidance:
National Planning Policy Framework
National Planning Practice Guidance

LDF Core Strategy Policies:
CS5 Countryside And Green Belt
CS6 Sustainable Design And Development Principles

Site Allocations & Management Of Development (SAMDev) Plan Policies:
MD2 Sustainable Design
MD6 Green Belt And Safeguarded Land

Supplementary Planning Documents (SPDs):
Type And Affordability Of Housing

RELEVANT PLANNING HISTORY:

10/03162/FUL Erection of a first floor side extension GRANT 15th September 2010
BR/APP/FUL/07/0403 Erection of a first floor side extension GRANT 20th June 2007
BR/APP/FUL/07/0175 Erection of a first floor side extension GRANT 16th April 2007

11. Additional Information

View details online:

<https://pa.shropshire.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)
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See Appendix 2.

Cabinet Member (Portfolio Holder)

Cllr R. Macey

Local Member

Cllr Michael Wood

Appendices

APPENDIX 1 – Conditions

Appendix 2 – Planning Statement including ‘very special circumstances’.

APPENDIX 1

Informatives

1. If your application has been submitted electronically to the Council you can view the relevant plans online at www.shropshire.gov.uk. Paper copies can be provided, subject to copying charges, from Planning Services on 01743 252621.
2. In determining the application the Local Planning Authority gave consideration to the following policies:

Central Government Guidance:
National Planning Policy Framework
National Planning Practice Guidance

LDF Core Strategy Policies:
CS5 Countryside And Green Belt
CS6 Sustainable Design And Development Principles

Site Allocations & Management Of Development (SAMDev) Plan Policies:
MD2 Sustainable Design
MD6 Green Belt And Safeguarded Land

Supplementary Planning Documents (SPDs):
Type And Affordability Of Housing

3. In arriving at this decision the Council has endeavoured to work with the applicant in a positive and proactive manner, as required by Paragraph 187 of the National Planning Policy Framework, by suggesting how the application might have been revised in order to achieve compliance with these policies. However, it has not been possible to reach an agreed solution in this case, and as it stands the proposal is considered contrary to policy for the reason set out above.

APPENDIX 2

PLANNING STATEMENT

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To be read in conjunction with Drawings No AP17048 – 10, & 11A

1.0 Introduction

The current planning application relates to the proposed ground floor and first floor extension to 19 Rosemount Gardens, Ackleton, to replace the existing single storey conservatory.

The property has been Mr & Mrs Kidson’s home for over 45 years, during which time they have undertaken previous alterations to meet the changing needs of their family.

The current planning application looks to address a number of significant health issues, which effect all of the family members who live in the property.

The proposed scheme looks to provide a home that is fit for purpose and meets the needs of the family members, all of whom have specific requirements.

The principle behind the current application is to ensure each of the family members specific needs are addressed, and the current proposal looks to achieve this, which will allow the family to remain as a family unit and allow the care and support to be maintained.

Each family member requires the house to meet different requirements: -

Mr Carl Kidson (Son)

Mr Carl Kidson, was diagnosed with M.E./CFS, in 1995, and is now highly incapacitated, in part, due to chronic and unrelenting fatigue, together with many other symptoms, which include arthritis, visual phenomenon and cognitive impairment.

These symptoms make every day tasks, such as climbing stairs an arduous challenge, and results in him being unable to move without the assistance of his family.

Further ongoing investigations, have identified that Carl may have Myasthenia Gravis, as a result of which he was placed on high dose steroids, to treat this, unfortunately this had the opposite effect and has exacerbated the condition.

Carl also has Hypothyroidism, which he takes medication for, along with a leaking heart valve which is checked on a regular basis.

Carl's general quality of life is poor and as such his sleep pattern is erratic, and as such needs to be away from general household noise. Given that he spends most of his time in bed, an enhanced view of the garden, would benefit his wellbeing greatly, something his existing room does not do.

Carl's disabilities mean that he requires constant care, which is largely provided by Mrs Kidson, and hence the need for her to have a bedroom on the first floor adjacent to Carl's proposed apartment.

Mr Carl Kidson, now rarely leaves the home other than to attend medical appointments.

Hence the living environment within which he lives is very important, and needs to be appropriate so as to allow Carl to have some quality of life, within a restricted environment.

The proposed development allows Carl to have his own purpose-built apartment, within the existing home, allowing him to have some independence, albeit with the support of his family.

Mr G Kidson

Mr Kidson has been registered disabled for the past 15 years, with a number of conditions, which includes, Acute arthritis, which has resulted in both knees being replaced, and corrective surgery on both feet. Mr Kidson also has Type 2 diabetes which is constantly monitored and has also undergone heart surgery three years ago.

Mr Kidson's biggest problem is his lack of mobility, and has to rely on a walking stick and electric scooter, to get around.

The proposed development would allow Mr Kidson to have his own ground floor en suite bedroom, with access to all other areas, thus avoiding the need for him to go upstairs.

It is for the above reasons that the proposed scheme has been developed so as to allow the family to continue to live together as a family unit, and meet their challenging medical needs, whilst offering a reasonable quality of life.

2.0 Use

The property has provided a family home for more than 45 years, and it is Mr & Mrs Kidson's intention to live out their lives there, as it has been their Sons only home.

Having spent the vast majority of their lives there, it would be both wrong and difficult to consider moving at this stage in their lives.

The dwelling at Brand Oak House has previously benefitted from a first-floor extension to its east side under Planning Permission Ref: 10/03462/FUL granted on 15th September 2010, and a conservatory to its west side, which this application looks to replace.

We appreciate that the site is within open Green Belt countryside for the purposes of adopted planning policy, and that there is a general presumption against inappropriate development, except in 'very special circumstances'. Green Belt Policies CS5 and MD6, and Section 9 of the National Planning Policy Framework require that the openness, permanence and visual amenity of the land within its boundaries are preserved, in this instance we consider that there are very special circumstances that exist to out way any minor harm this development would have.

The proposed development looks to extend out as far as the existing conservatory is located, and provide a first-floor extension, which will allow a self-contained unit to be provided for Mr Kidson's Son, with an appropriate outlook, to enhance his quality of life.

3.0 Design

The proposed scheme has considered a number of alternate options, which has included restricting the development to a single storey, which we understand the Local Authority do not have such concerns about. This unfortunately would not provide the level of accommodation to meet the needs of the family, in a way that would allow them to have necessary separate accommodation.

A further extension to the rear was considered but would result in a very deep property, where natural light within the building would be an issue, resulting in internal areas with no natural light, and difficult roof details.

This would also make the rear garden very small, with little or no outlook from any windows.

The storey height on the existing dwelling will remain unchanged, and continue to reflect that of the existing surrounding properties, which are largely two storeys, so as to ensure, that the development continues to integrate well with the existing surrounding area.

The proposed new first floor extension, would look to balance that of the previous extension, whilst maintaining the existing low level pitched roof.

As this is the end property, it will form a natural end to the existing street scene.

The surrounding developments are of a residential form and scale and as such the existing dwelling reflects the height of these buildings.

The existing garden area is predominately located to the side of the existing house, which the proposed extension would overlook, whilst not overlooking any other property.

The principle elevations do not change, other than the first-floor extension which balances the development and retains a residential appearance, so as to fit within the local vernacular.

The proposed extension will allow Mr G Kidson, to have his own ground floor en suite bedroom, which will make his life easier, without the need to climb stairs, whilst maintaining access to all other facilities.

The proposed extension will allow Mr Carl Kidson, to have his own apartment within the family home, so as to provide him with a degree of independence, within an appropriate space, whilst maintaining access for the support and care that his mother provides continually caring for him.

Mrs Kidson would then have her own first floor bedroom adjacent to Carl's so that the support throughout the night can be provided as required.

4.0 Support

The Parish Council are in support of this application, as they are fully aware of the applicant's family's specific medical needs, and the time they have lived at this address, within this community.

Mrs Valerie Edwards (Clerk) Worfield & Rudge Parish Council (Supports)

5.0 Conclusion

The proposed 2 storey extension, which looks to replace an existing single storey extension, to the side of 19 Rosemount Gardens, will by its nature only look to provide a relatively small additional first floor area facing on to the Rosemount Gardens, whilst allowing the property to have a more balanced appearance, within the street scene.

The proposed impact this additional area, would have upon the openness of the green belt is minimal, as the existing foot print of the building already extends out to the West to the same extent as the proposal.

This compared to the significant impact that the proposed reconfiguration and extension to the existing home will have on not just one life but that of all the family that have lived here for more than 45 years, is immeasurable.

The proposed extension will allow the family to have a quality of life most people take for granted, and allow them to live with in an environment which meets their medical needs.

For these reasons we seek the support of the planning authority in respect to the current planning application.

This '**Planning Statement**', forms part of the supporting documentation for the approval of the Planning Application. Please refer to the additional supporting documentation and drawn information for reference and further detail.

Paul Burton
AP Architecture