

## PLANNING COMMITTEE – 24<sup>th</sup> June 2025

**Reference Number:** 25/00223/FLH

**Application expiry:** 30.05.2025

**Application Type:** FULL

**Proposal Description:** Proposed 2 storey front extension (with potential [future] PD Right A, B, C, D and E removed).

**At:** Rosings, Hundall, Apperknowle, Dronfield, S18 4BS

**For:** Mr. and Mrs. Johnson

**Third Party Reps:** 2 Support comments, 1 Neutral

**Parish:** Unstone

**Ward:** Unstone

**Report Author:** Kenneth Huckle

**Date of Report:** 09.06.2025

**MAIN RECOMMENDATION:** Refuse

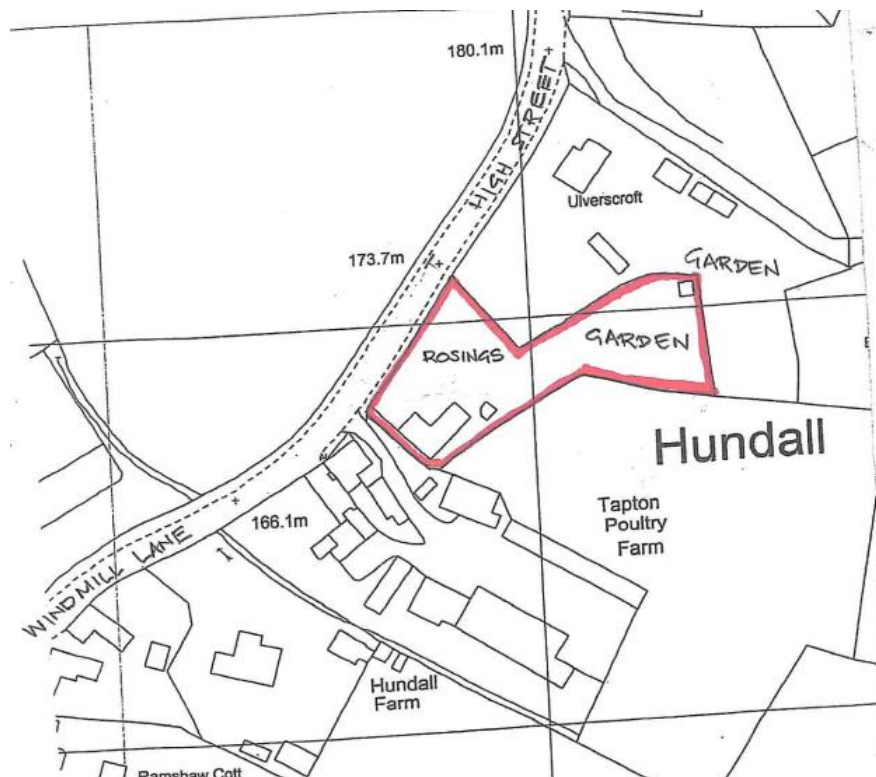


Figure 1: Location plan, with site edged in red

## **1.0 Reason for Report**

1.1 Cllr Dale requested that the application be considered by Planning Committee for the following reasons:

- Testing the council and national policy around percentage increases in volume in Green Belt Locations.

## **2.0 Proposal and Background**

### **Site Description**

2.1 The application site is a two-storey dwelling located in Hundall as shown in figure 2 below. Hundall has a rural feel comprising scatted farmsteads and dwellings. It lies outside of any defined settlement development limit and within the Green Belt.



Figure 2: The application Site.

2.2 The original dwelling was built pre 1948 but was substantially extended in 1985 representing a 70% increase in size compared to the original building. The 1985

extension (light outline) is compared to the original building (dark outline) (see Figure 3 below).



Figure 3: The 1985 extension

## Proposal

- 2.3 The application proposal (see Figure 4 below) seeks consent for a further two storey extension to the front of the property. It is the suggestion of the applicant made in the application details (and reflected in the application title) that, if the application is permitted, householder permitted development (PD) rights for classes A (extensions), B, C (alterations/extensions to the roof), D (porches) and E (outbuildings) could be removed.



AP Building Design Ltd  
www.apbuildingdesign.co.uk  
TEL: 07714 209122  
For Planning and Build Regs Applications  
Call for Free telephone advice & Free quote  
MR & MRS JOHNSON  
ROSLING  
HUNDALL  
MARCH 25. DR2.06B



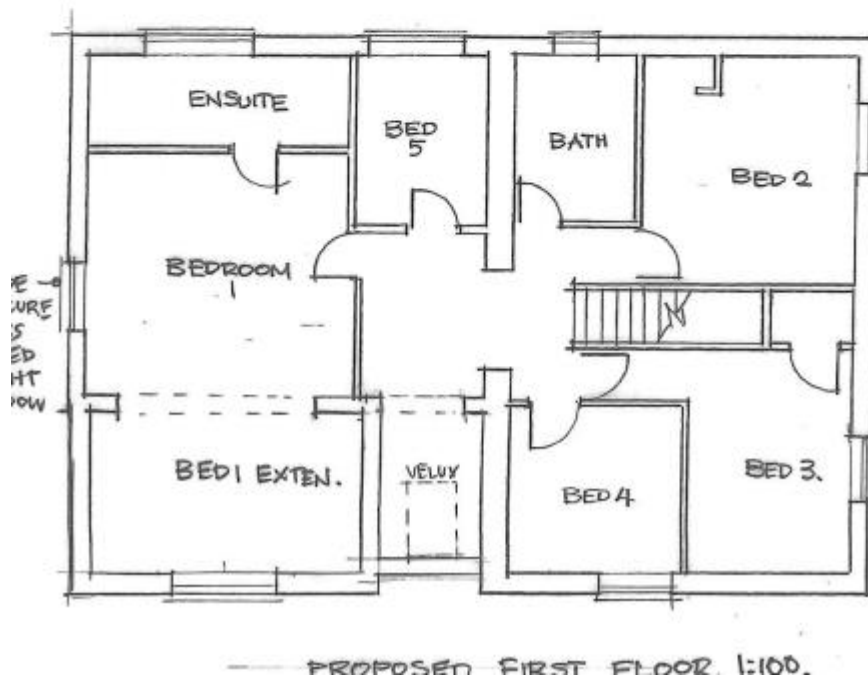
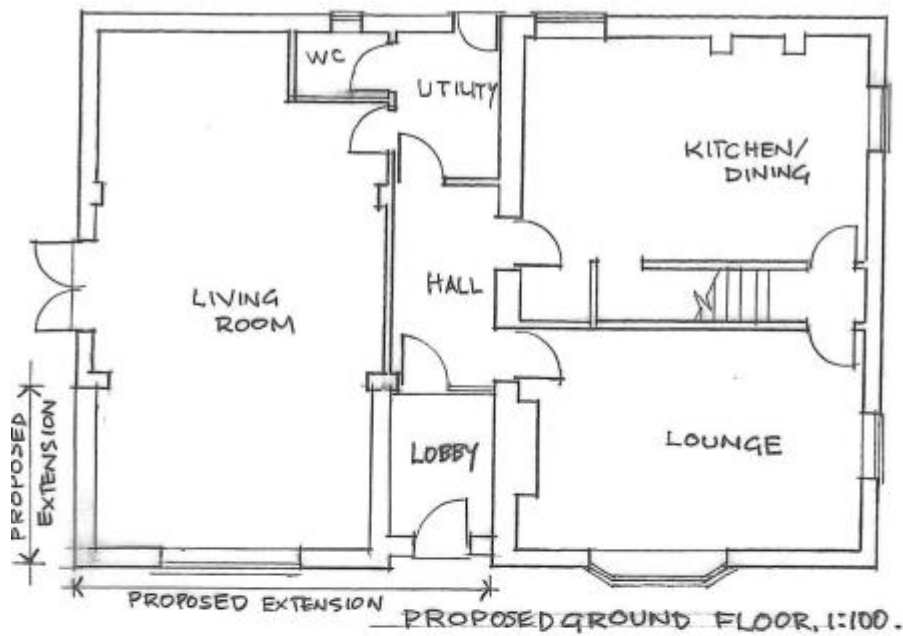


Figure 4: Proposed Extension.

## Amendments

2.4 There have been no amendments to the proposal.

### 3.0 Relevant Planning History

Reference	Decision	Decision Date	Description
24/00028/REF	DISMIS	28.11.2024	Proposed two storey front extension including new basement area with alterations to fenestration
80/00888/OL	R	25.12.1998	Adjacent to Red House 1 No. dwelling (outline).
85/00633/FL	CP	25.12.1998	Extension to form double garage, utility and hall with bedroom and bathroom over.
24/00403/FLH	R	08.08.2024	Proposed two storey front extension including new basement area with alterations to fenestration

### 4.0 Consultation Responses

4.1 Ward Member – Call-In request made (see above)

4.2 Parish Council – No comments made.

### 5.0 Representations

5.1 The application was publicised by way of neighbour letters and the display of a site notice.

5.2 3 local residents have made representations (2 in support and 1 neutral) raising the following comments:

- The design of the two-storey extension is entirely in keeping with the existing properties and integrates seamlessly into the surrounding landscape.
- It does not encroach into the Green Belt and is within the boundaries of the applicant's property and the wider hamlet of Hundall and respects the environmental significance of the location
- The proposal is modest in scale, and tastefully designed

The neutral comment raises no objection to the proposed extension, however, does raise concerns regarding a recently installed side facing window in the north east

gable end, and point to the removal of the garage space, and the potential for nuisance parking as a result of the proposal.

## **6.0 Relevant Policy and Strategic Context**

### **North East Derbyshire Local Plan 2014-2034 (LP)**

- 6.1 The following policies of the LP are material to the determination of this application:

SS10 North East Derbyshire Green Belt  
LC5 Residential Extensions  
SDC12 High Quality Design and Place Making

### **National Planning Policy Framework (NPPF)**

- 6.2 The overarching aims of the National Planning Policy Framework (NPPF) have been considered in the assessment of this application.

### **Other Material Planning Considerations**

- 6.3 Successful Places Planning Guidance.

## **7.0 Planning Issues**

### **Principle of Development**

- 7.1 Both local and national planning policies attach great importance to the Green Belt with the NPPF stating that substantial weight should be given to any harm to the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Policy SS10 of the LP is entirely consistent with this approach and as such has full weight in the determination of this application.
- 7.2 Regarding extensions to buildings, to not represent inappropriate development, they should not result in a disproportionate addition over and above the size of the original building.
- 7.3 Policy SDC12 states that all new development should be of high-quality design and make a positive contribution to the quality of the local environment. Proposals for development will only be permitted provided that they: Respond positively to local character and context to preserve and, where possible, enhance the quality and local identity of existing communities and their surroundings; Protect the amenity of existing occupiers and create a good quality of amenity for future occupants of land or buildings including in relation to privacy, overlooking, overshadowing and/or any overbearing impacts; Make provision for private amenity space, storage and recycling facilities, and vehicle and cycle parking.

- 7.4 Policy LC5: allows for the extension or alteration of dwellings provided that the proposal respect the scale, proportions, materials and overall design and character of the existing property; and do not harm the streetscene or local area.

### **Green Belt Considerations**

- 7.5 In this case the applicant seeks to extend the existing building further to the extension approved in 1985. The volumetric proportions over and above the “original building” (as at 1947) are set out in the table below

	<b>Volume (m<sup>3</sup>)</b>	<b>Percentage increase over original (%)</b>
<b>Original building</b>	<b>408</b>	
<b>Current building (original plus 1985 extension)</b>	<b>694</b>	<b>70</b>
<b>Proposed building</b>	<b>799</b>	<b>95</b>

- 7.6 The proposal therefore would represent a 95% increase in volume over and above the size of the original dwelling. This, added to the overall bulk and massing of the extension(s) is considered disproportionate and so the resultant extension is considered to be inappropriate development.

### **Spatial and visual assessment**

- 7.7 Spatially, the proposal is to the front of the building, forward of the previous extension. There would be development where there is currently none and so spatially there would be an adverse impact on the openness of the Green Belt.
- 7.8 The previous extension has significantly altered the original dwelling. The current proposal would further diminish the character of the original dwelling and be visually more imposing extending the dwelling towards the road. The impact on the public realm would, therefore, also impact adversely on the visual openness of the Green Belt.
- 7.9 The spatial and visual impacts of the proposal are therefore considered significant and largely unaltered from that the subject of the previously refused scheme (24/00403/FLH) which was also dismissed on appeal, as shown below (figure 5).
- 7.10 The primary difference between this application and that previously refused is that a previously proposed study would be replaced by an enlarged landing space, with a velux roof light to it resulting from the flat roof proposed being changed to a front pitch. A basement was also proposed previously. Very little has therefore altered from the previous scheme and so in this respect the Inspector’s conclusion “that the scheme would amount to inappropriate development in the Green Belt, and the



PROPOSED RIGHT HAND SIDE ELEVATION



## **Very Special circumstances**

- 7.11 The applicant proposes that, in approving the application scheme, the householder permitted development rights as set out above could be removed. An illustration of the potential development on site that could be undertaken using permitted development rights is given. However, these are a largely theoretical possibility rather than being worked up and/or the subject of any formal scheme. In addition, they relate to a rear extension and dormer along with a large outbuilding and no quantitative or qualitative assessment has been undertaken of them. Therefore, Officers attribute this potential fall-back little weight and consider that any PD removal would not outweigh the harm that would be caused by the extension proposed. Overall, this proposal, as set out by the applicant, is not considered to represent the very special circumstances necessary to clearly outweigh the harm caused to the Green Belt and there is no other evidence submitted to demonstrate such circumstances exist.

## **Design and impact on the streetscene**

- 7.12 Local Plan policy SDC3 states that proposals for new development will only be permitted where they would not cause significant harm to the character, quality, distinctiveness or sensitivity of the landscape, or to important features or views, or other perceptual qualities such as tranquillity.
- 7.13 In a countryside location where development is considered acceptable, it will be required to respect the form, scale and character of the landscape, through careful siting, scale, design and use of materials.
- 7.14 The local area character type is within the 'Wooded Hills and Valleys' character type of the 'S Yorkshire, Notts & Derbyshire Coalfield' area. The application site is set on the edge of Hundall, a small hamlet to the south east of Apperknowle. It is surrounded by residential development to the south and north east, with open fields to the east and west, but the site has a rural character and for the purposes of planning it is located in a countryside location.
- 7.15 The existing dwelling is set into a sloping application site, with the proposed extension being to the front of the existing dwelling. the proposal would use materials to match the extended host dwelling and now include a pitched roof. No changes are proposed to the driveway or boundary treatments on site.
- 7.16 The proposal would not impact the tranquillity of the area and would not impact important features or views and with this in mind, Officers conclude the proposal would have an acceptable impact on the character and appearance of the surrounding landscape.

- 7.17 The street scene includes other properties with a mix of styles and designs. Officers conclude that, on balance, the proposal would respect the scale, proportions and overall design of the dwelling and not harm the surrounding street scene or area in terms of its design.

### **Privacy and Amenity Considerations**

- 7.18 The properties most affected by the proposal are Ulverscroft and Tapton Poultry Farm.
- 7.19 The existing dwelling is between the proposed extension and Tapton Poultry Farm and as a result there is no potential for overlooking or overshadowing impacts on this property.
- 7.20 Ulverscroft is 58m from the proposed extension and uphill and will not result in overshadowing as a result. The proposed window in the gable end facing this dwelling is obscured by a large hedge and the window is 22m from the boundary of the curtilage of the proposal site. Therefore, it is not considered to have a detrimental impact.

### **Highway Safety Considerations**

- 7.21 The proposal results in the removal of the garage, however it does not result in any additional bedrooms within the dwelling and despite the removal of the garage there is adequate off-street parking for 4 vehicles on the driveway and associated hardstanding
- 7.22 Therefore, the proposed development would not lead to an unacceptable impact on highway safety and the residual cumulative impact on the wider road network would not be severe.

## **8.0 Summary and Conclusion**

- 8.1 In light of the above considerations, it is concluded that the proposal is considered to be inappropriate development in the Green Belt and there are no very special circumstances to clearly outweigh this harm. The proposal is therefore contrary to policy SS10 of the Local Plan and the policies of the NPPF

## **9.0 Recommendation**

- 9.1 That planning permission is **REFUSED** for the following reasons.

### **Reasons for refusal**

No	
----	--

1.	<p>Local Plan Policy SS10 states that new buildings within the Green Belt will not be granted planning permission; one exception being for extensions to existing dwellings providing it does not result in disproportionate additions over and above the size of the original dwelling.</p> <p>The National Planning Policy Framework also identifies that the construction of new buildings in the Green Belt as inappropriate development, exceptions to this include the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.</p> <p>Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.</p> <p>The proposed development, when taken cumulatively with previous extensions to the property, would represent in a disproportionate addition to the original dwelling and be inappropriate development by definition and therefore harmful to the North East Derbyshire Green Belt.</p> <p>No very special circumstances exist to justify the proposal and clearly outweigh the harm caused. The development is therefore contrary to the requirements of Policy SS10 of the North East Derbyshire Local Plan and the aims and policies of the National Planning Policy Framework.</p>
----	---