

Report of the Strategic Director of Regeneration to the meeting of the Area Planning Panel (Keighley) to be held on 26th March 2009

AD

Summary Statement – Part Three

Applications Recommended for Refusal

The sites concerned are:

12. Fairfax Cobby Farm, Moss Carr Road, Long Lee, Keighley

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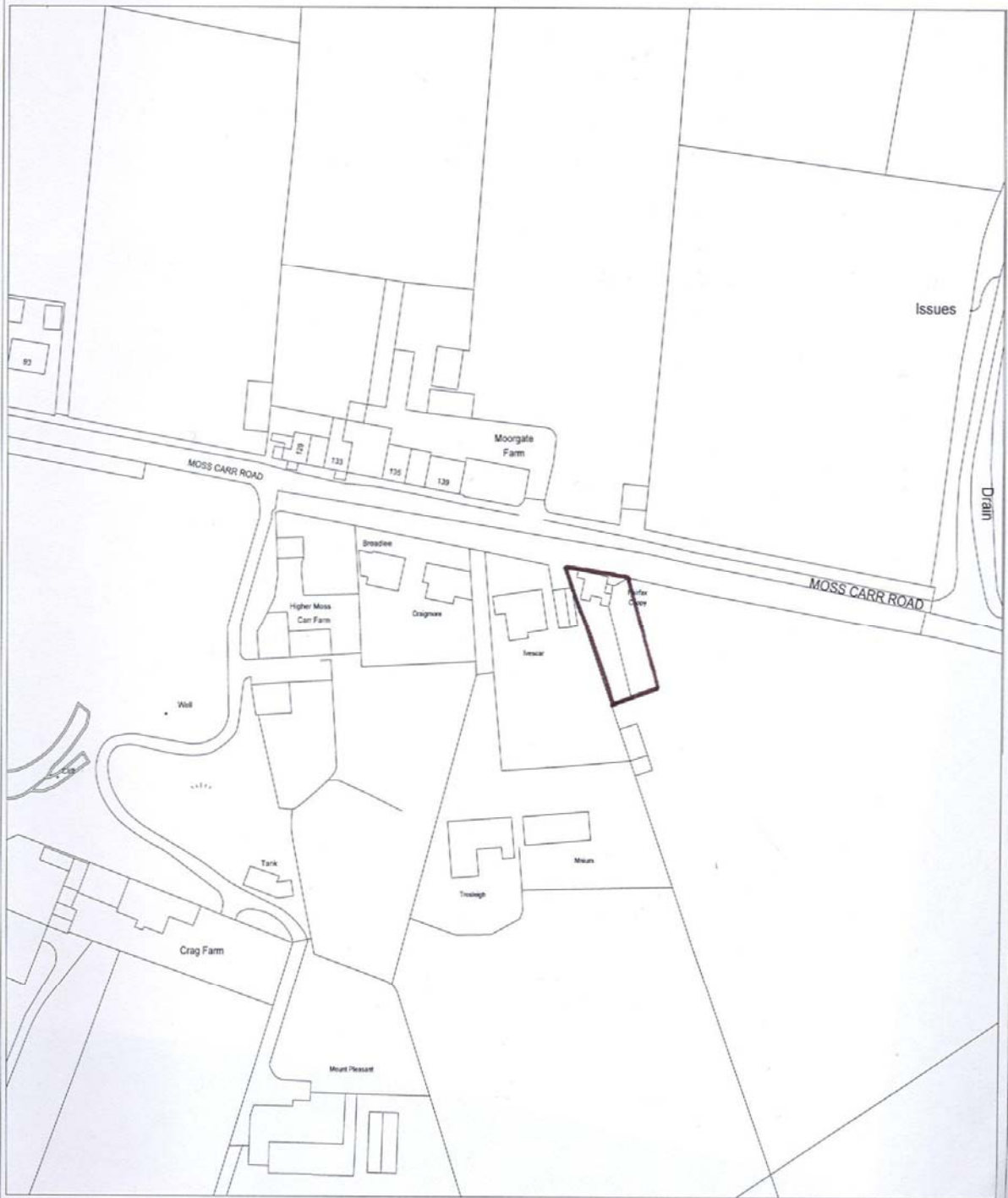
Portfolio:
Environment and Culture

Improvement Committee Area:
Regeneration and Economy



KEIGHLEY AREA PLANNING PANEL

Date
26 MARCH 2009



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ITEM No. 12

LOCATION

Fairfax Copsy Farm, MOSS CARR ROAD, LONG LEE, KEIGHLEY

DATE: MARCH 26th 2009

Item Number: 12

Ward: Keighley East

Recommendation: THIS APPLICATION IS REFERRED TO PANEL SO THAT IT CAN ADVISE THE REGULATORY AND APPEALS COMMITTEE ON THE LOCAL IMPLICATIONS OF THE APPLICATION. THE APPLICATION MUST BE DETERMINED BY THE REGULATORY AND APPEALS COMMITTEE AS IT IS A DEPARTURE FROM THE REPLACEMENT UNITARY DEVELOPMENT PLAN.

THE VERY MINOR NATURE OF THE PROPOSAL IS SUCH THAT IT WOULD NOT NEED TO BE REFERRED TO THE SECRETARY OF STATE UNDER THE DEVELOPMENT PLANS (GREEN BELT) DIRECTIONS, 2005.

THE PANEL IS RECOMMENDED TO ADVISE REGULATORY & APPEALS COMMITTEE TO REFUSE PLANNING PERMISSION

Application Number: 08/07043/FUL

Type of Application/Proposal and Address:

Full planning application for the construction of a first floor extension to the rear of Fairfax Coppy Farm, Moss Carr Road, Keighley.

Site Description:

Fairfax Coppy Farm is a much altered, stone built property with a slate roof and has two modern extensions to the property (built during the 1970's and 1980's) which are flat roofed, rendered stone, ground and 1st floor extensions. The surrounding area is a semi rural area, consisting of scattered farms, houses and cottages in close proximity to open countryside. The area and the dwelling to be extended are located within the Green Belt.

Relevant Site History:

76/03684/FUL - Kitchen & Dining Room Extension – Granted 10.06.1976
82/02336/FUL – First Floor Extension – Granted 10.05.1982
07/06792/FUL - Construction of first floor extension – Refused 26.09.2007
07/00216/APPFUL - Construction of first floor extension – Dismissed 14.03.2008 (Appeal of 07/06792/FUL)
08/05503/FUL - Construction of first floor extension – Refused (21.10.2008)

Unitary Development Plan (UDP):

The site is in the adopted RUDP green belt

Proposals and Policies

Policy GB1 – Principle of Development in the Green Belt

Policy GB5 – Extensions in the Green Belt
Policy UR3 – Local Impact of Development
Policy D1 – General Design Considerations

Supplementary Planning Guidance of relevance: Revised House Extensions Policy

Town/Parish Council:

Keighley Parish Town Council object as the proposal is out of keeping with the original dwelling. The Town Council recommends refusal.

Publicity and Number of Representations:

The application was publicised by individual neighbour notification letter (expiry date 08.01.2009), site notice and printed in the local press, with an overall expiry date of 22.01.2009. No representations received.

Summary of Representations Received:

None received.

Consultations:

None necessary.

Summary of Main Issues:

1. Principle of Development – Disproportionate addition to a property in the green belt.
2. Visual Amenity

Appraisal:

This is a full application for the construction of a 1st storey extension to the rear of Fairfax Coppy Farm, Moss Carr Road, Keighley. The extension will provide an extension to enlarge two existing bedrooms on the first floor level.

Planning application 08/05503/FUL was a similar proposal to that of the present application and was refused by Panel in November 2008. An earlier application 07/00216/FUL was also refused under delegated powers and dismissed at appeal. The scheme now presented is virtually identical.

The development is once again considered unacceptable because when assessed in conjunction with the extensions that have previously been added to the original dwelling at Fairfax Coppy Farm, it is considered to be a disproportionate addition to an already extended property.

The host dwelling is located within the Green Belt and therefore any proposals for extension must be tested against Policy GB5 of the RUDP. Under Policy GB5, any planning permission for the extension and/or alteration of dwellings within the Green Belt will not be granted unless the proposal satisfies all the following criteria:

1. It does not adversely affect the character of the Green Belt;
2. It does not adversely affect the character of the original dwelling and any adjacent buildings;
3. It does not result in the disproportionate additions over and above the size of

the dwelling as originally built.

The proposal is considered not to satisfy all of these criteria, specifically failing criterion 3. The original dwelling of Fairfax Coppy Farm was very modest – amounting to a volume of 126 cubic metres, with a further 73.5 cubic metres being added through two previous extensions approved and built in the 1970s and 1980s. The present occupiers of the property wish to add a further 31.5 cubic metres of extension. The proposed extension combined with previous additions to the host dwelling will increase the property's original size from 126 cubic metres to 241 cubic metres - an increase of over 90 percent.

As well as adding another 31.5 cubic metres the extension will be a very visible feature because it is at 1st floor level. It is considered a significant increase, and will further compromise the openness of the Green Belt in which the property is located, contrary to Policy GB1 of the Replacement Unitary Development Plan.

The proposed extension to the rear of the property is also considered unacceptable in terms of visual amenity. The proposed extension would introduce an awkward roofline that is not considered to be in keeping with that of the original host dwelling or the traditional character of buildings typical of the surrounding area. The proposal is therefore also contrary to Policies UR3 and D1 of the Replacement Unitary Development Plan, and Policy 1 of the House Extensions Policy. The proposed extension will further increase the overdevelopment of the originally constructed property of Fairfax Coppy Farm, detracting visual amenity of the dwelling and the openness of the Green Belt, contrary to Policies D1 and GB1 of the Replacement Unitary Development Plan.

Officers consider that the applicant has not overcome the previous reasons for refusal of this application. The applicant has now submitted evidence in the form of a consultant's report to set out the medical circumstances that are claimed to amount to very special circumstances justifying the inappropriate development in the Green Belt. Officers consider that only limited weight should be given to these circumstances. This evidence, which details personal circumstances, and is therefore for limited circulation, will be presented verbally, in closed session, if necessary.

Reasons for Refusal of Planning Permission:

1. The site is located within the Green Belt as defined in the Replacement Unitary Development (RUDP) and is subject to the Green Belt policies of the RUDP and Planning Policy Guidance Note 2 "Green Belts". The proposed extension is considered to be a disproportionate addition to the original dwelling, contrary to the character of that original dwelling and detracting from the openness of the Green Belt. The extension is therefore unacceptable as it would be contrary to Policies GB1 and GB5 of the RUDP. The applicant has not submitted sufficient evidence with this application to demonstrate that there are very special circumstances to justify departure from normal green belt restrictions.