

Appendix B, Section 7

Suggested Changes to Alterations and Extensions Supplement

Reference	Originator	Suggested Change
7.1 Page 3	RSPB	Reference back to the GI Section (2) at 7.1
After 7.02.06 Page 3	RSPB	Add new heading relating to habitats for birds and text requiring the protection of bat roosts and active bird nests stating that this is a legal obligation. Mention that this also includes the erection of scaffold and safety netting during the summer which can prevent access and ensnare bats/birds with fatal consequences
7.03 Page 5	Hearne Homes DLA	Insert section or table on Permitted Development rights with basic information and a sources of further more detailed information
7.03.06 Page 6	CBC Development Management	States that extensions may be built up to the boundary at 7.03.06 Reword to say 'A minimum 1 metre distance from the common boundary should be maintained at ground floor height' Delete sentence beginning 'Single storey extensions on the ground floor....' and replace with ' <i>There may be exceptional circumstances whereby single storey extensions on the ground floor (PD extensions not applicable) or the ground floor element of a two storey extension may be built up to the boundary</i>
7.03.09 Page 7	CBC Development Management	Add wording "A minimum gap of approximately 1 metre between a two-storey and single storey side extension and the boundary...."
After 7.03.13 Page 7	RSPB	Add references to birds as below in a new paragraph <i>'All extensions and renovations should retain any existing bird/bat use and use the opportunity to provide new and or additional provision. All of this can be achieved through use of integrated bricks.'</i>

Reference	Originator	Suggested Change
7.03.28 Page 9	CBC Development Management	<p>Delete paragraph on extensions in the Green Belt and replace with</p> <p><i>Notwithstanding the design advice above, an addition to a dwelling in the Green Belt will not be appropriate if it results in a disproportionate addition.</i></p> <p><i>Government policy in the form of the National Planning Policy Framework (NPPF) (2012) states that extensions should not result in disproportionate additions over and above the size of the original building. In the case of a dwellinghouse, the term "Original Dwellinghouse" means the house as it was first built or as it stood on the 1st July 1948 (if it was built before that date).</i></p> <p><i>As well as the external appearance and design of an extension in or adjacent to the Green Belt, extensions should not adversely affect the openness or visual amenity of the area.</i></p> <p><i>As a guiding principle, in order to be considered as proportionate the original building should not be added to by more than 60%. The impact of the extension in terms of floorspace, volume, massing and design will be considered.</i></p> <p><i>Proposed demolitions can be deducted if they are an integral part of the original building (dwelling).</i></p> <p><i>Given the sensitivity of Green Belt related development, it is important to discuss your proposal with the Planning Department at the earliest opportunity.</i></p> <p>Notes</p> <p><i>The LPA's guidance is based on national advice within the NPPF at paragraph 89 which states that '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' is not inappropriate in the Green Belt.</i></p> <p><i>For purposes of applying the 60% rule, extensions to buildings will usually refer to additions that are physically attached to the host building.</i></p> <p><i>However, in certain cases, depending on the proximity of any outbuilding(s), the LPA will consider, as a matter of fact and degree, whether or not to include such outbuildings within the calculations.</i></p>

Reference	Originator	Suggested Change
		<i>The same approach will be used for replacement buildings in the Green Belt.</i>
7.04.02 Page 10	CBC Development Management	– Delete sentence starting “As a general rule, two storey extensions....” and replace with “ As a minimum, there must be a one metre gap, preferably more at first floor level and above ’