

## PREVIOUS ADDITIONS

The cumulative effects of previous extensions will be taken into account when considering new extensions. Such previous extensions may not necessarily have had planning permission because they were permitted development or because they pre-dated planning.

Extensions built before 1st July 1948 (the date of the first modern Planning Acts) should be considered to be part of the original dwelling, while extensions built after 1st July 1948 will be taken into account.

## CURTILAGE BUILDINGS

Existing curtilage buildings located within 5 metres from the original dwellinghouse will be treated as forming part of the dwelling for the purposes of calculating the floor space.

Existing curtilage buildings located more than 5 metres from the original dwellinghouse will not be used for the purpose of calculating the floorspace.

New curtilage buildings located more than 5 metres from the dwellinghouse will normally be treated as inappropriate development.

In certain circumstances (decided only by the Planning Authority), a building within the curtilage and more than 5 metres away from the dwelling house, may be acceptable if visually, it is closely related and appears as a 'domestic adjunct'. Such buildings would therefore come within the extension guidelines for the purpose of measuring additional floorspace.

## VERY SPECIAL CIRCUMSTANCES

There will inevitably be applications where 'very special circumstances' will be present, which may be taken into account in considering applications that would otherwise exceed the floor space criteria in the guidance. It will be for the Local Planning Authority to assess the weight to be attributed to such very special circumstances put forward. This is very site specific and therefore each case should be determined on its own merits. However, examples of such circumstances which may be taken into account include:

Where the dwellinghouse is located within a defined village settlement boundary or within a ribbon of residential development (ie. within a substantial line of dwellings with residential properties adjacent on either side), then the relationship of the property to the type, scale and character of the adjoining development will be taken into consideration in evaluating the harm caused to the openness of the Green Belt.

The existence of unimplemented or part implemented permissions which the applicant may be willing to revoke.

Where any buildings are to be demolished as part of the development, the floor space of which can be offset against the proposed extensions.

Where a building is similar in size to a building which could be built under permitted development rights.

*For further information contact:*

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Burcot Lane, Bromsgrove B60 1AA.*

*Telephone: 01527 881477*

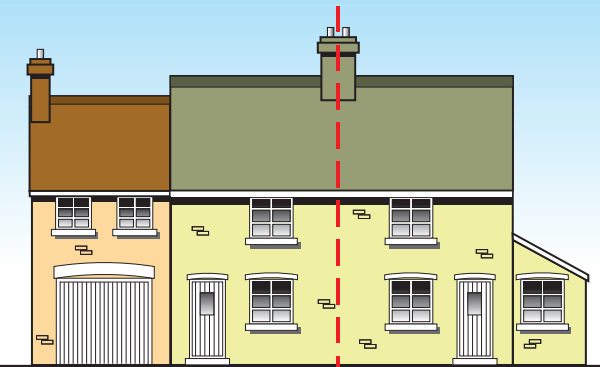
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# Adopted Supplementary Planning Guidance Extensions to dwellings in the Green Belt

## SPG 7



**THIS GUIDANCE MUST BE READ IN  
CONJUNCTION WITH OTHER POLICIES  
AND GUIDANCE**

**FOR CLARIFICATION ON THE USE OF THIS  
GUIDANCE PLEASE SPEAK TO A  
PLANNING OFFICER**

## Planning Services

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**Bromsgrove District Council**  
[www.bromsgrove.gov.uk](http://www.bromsgrove.gov.uk)



## EXTENSIONS TO DWELLINGS WITHIN THE GREEN BELT

This document provides supplementary planning guidance on extensions to residential properties within the Green Belt that are considered to represent appropriate development.

Planning policy and guidance state that the size of extensions to dwellings within the Green Belt must relate to the size of the original dwelling. Any extension/s must be **proportionate** to the size of the **original dwelling**, otherwise it is **inappropriate** within the Green Belt.

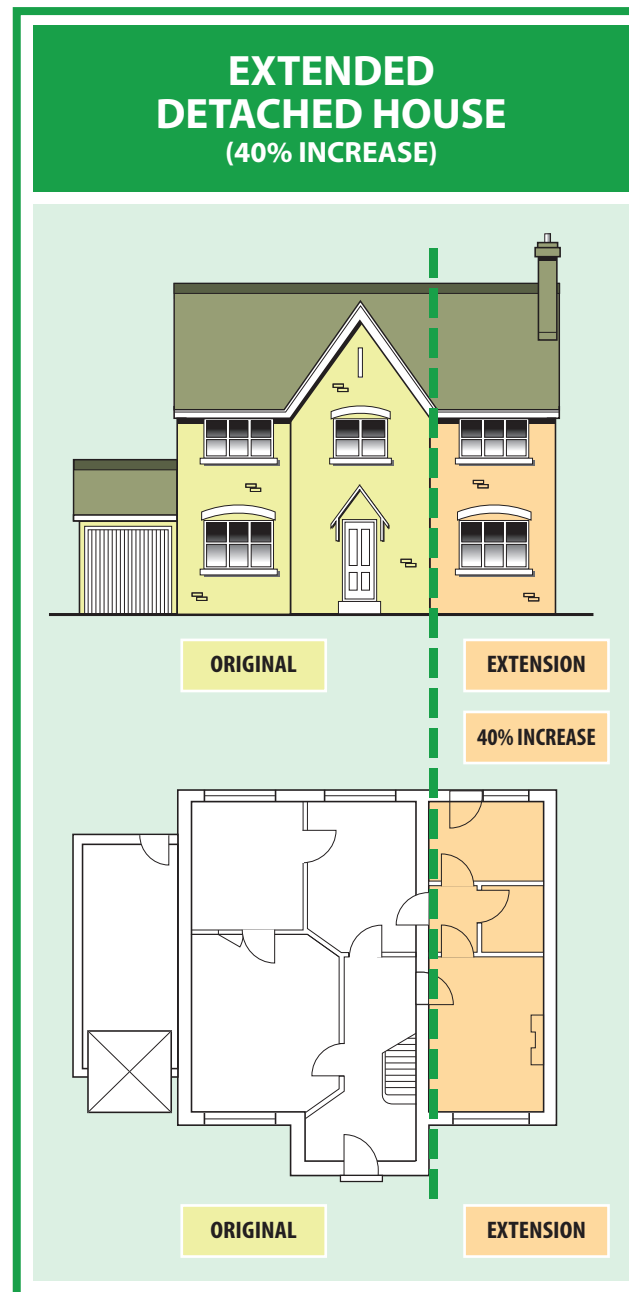
This leaflet provides planning guidance on the level of extensions which Bromsgrove District Council consider represents appropriate development.

## PROPORTIONATE ADDITIONS

A maximum extension of up to **40%** of the original dwelling or a maximum total floor space of up to **140m<sup>2</sup>** (ie. the original dwelling plus extension), may be regarded as a proportionate addition over and above the size of the original dwelling. This relates to all habitable floor space measured externally. Extensions over this size will normally be regarded as disproportionate additions.

There may be cases where a further extension takes the cumulative effect above 40% or 140m<sup>2</sup> of the original floor area, but where the design is such that it unifies previous extensions, such as single storey flat roof extensions. In addition there may be instances where a figure of less than 40% or 140m<sup>2</sup> represents a disproportionate addition to the original dwelling, especially given a very prominent extension.

These diagrams illustrate typical examples of where 40% or 140m<sup>2</sup> can be used, which can be applied equally to detached, semi-detached or terraced dwellings. This guidance is not applicable to converted rural buildings where other policy criteria apply.



## EXTENDED SEMI-DETACHED COTTAGE (TOTAL FLOOR AREA 140m<sup>2</sup>)

