

## **H8 - Small Dwellings in the Countryside**

- Support - 14
- Neither support of object - 3
- Object - 0

The changes to the supporting text and the Local Plan policies have not only been informed by the responses to the Regulation 18 consultation but they have also taken on board any additional feedback that has come out of discussions/meetings with statutory consultees and members in order to improve the clarity and understanding of the contents of the Local Plan.

<b>Comments in support of H8 - Small Dwellings in the Countryside</b>		
<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
ANON-KSAR-NKFQ-1 Upham Parish Council	We support the aims of the policy. However we believe that the para 9.59 contains a loophole which we have seen used and needs to be stopped. It is on occasion possible to convert a detached garage close to the house to living accommodation and at the same time join it to the main dwelling, all under permitted development rights. This can be presumably be avoided if PD rights are removed for smaller properties.	Support is noted – a detached garage cannot be converted to living accommodation under Permitted Development. Part 1 Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 allows for the provision within the curtilage of the dwellinghouse to be enjoyed incidental to the dwelling house. Separate living accommodation would not be considered ‘incidental’ to the dwelling house. It may be the case that a detached garage can be linked to the main dwelling under PD rights, but this would be determined on a case-by-case basis; the detached garage would still fall under Class E and require to be used for the enjoyment incidental to the dwelling

		house. It is beyond the remit of the Local Plan review for a blanket removal of PD rights for smaller properties and would require a separate Article 4 direction; however, this would need to be justified and based on robust evidence and is a lengthy process. It should be further noted that, in the event of the adoption of an Article 4 directive, a homeowner can still apply to extend their property through the normal application process.
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<b>Comments from other topics</b>		
ANON-KSAR-NK1Z-N Shedfield Parish Council	This policy needs to be applied consistently. The stock of smaller dwellings in the countryside will be depleted if permission to extend is granted, without a requirement for new smaller homes	Comments are noted – the Local Plan cannot require a new small home is built every time a smaller property is extended. However, the policy is designed to prevent the over extension of smaller properties so as to, in as much as possible, keep as many smaller properties as possible in the countryside.

	<b>Recommendations</b>	<b>Officer response</b>
Comments from SA/HRA	No recommendations provided	N/A

### **Policy H8 Small Dwellings in the Countryside – no changes proposed**

The extension and replacement of existing smaller dwellings in the countryside will be limited so as to retain the stock of such dwellings within the district. Dwellings with gross external floorspace of up to 120 sq.m. as at April 2017, or as originally constructed

–whichever is the later – will be permitted to extend by up to 25% of their original size This also applies to any replacement of such dwellings. The Planning Authority will consider restricting permitted development rights in order to prevent further extensions which would exceed this provision.