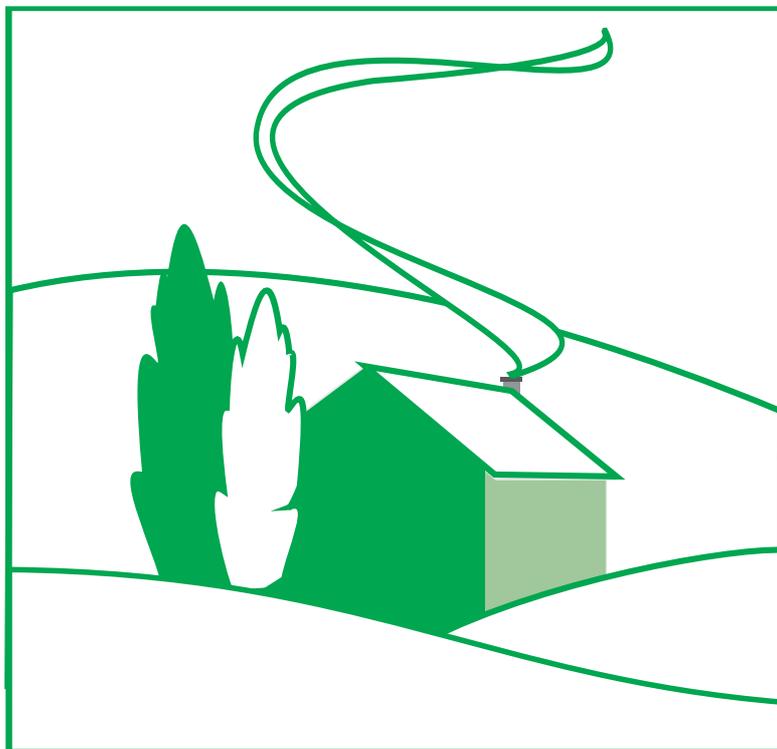


RUNNYMEDE
BOROUGH COUNCIL

**Residential Extensions
and
Replacement Dwellings
in the
Green Belt**



Borough Local Plan
Policy GB6
Supplementary
Planning Guidance

Forward
Planning
Section



November 2004

(Factual Change)

INTRODUCTION

Over 68% of Runnymede Borough is covered by Green Belt. Within the Green Belt there is strict control over development including residential extensions and replacement dwellings. The Council's planning policies are set out in the adopted Runnymede Borough Local Plan (Second Alteration) April 2001.

Any proposals for residential extensions or replacement dwellings in the Green Belt must comply with the requirements of Policy GB6. This leaflet sets out supplementary guidance for Policy GB6 and contains flow-charts and explanatory notes to show how it operates.

Supplementary planning guidance does not have the same status as the policy and should only be referred to as a reasoned justification for Policy GB6.

POLICY (GB6)

REBUILDING OF DWELLINGS AND RESIDENTIAL EXTENSIONS IN THE GREEN BELT

Proposals for the rebuilding or extension of dwellings in the green belt (excluding the settlement of Thorpe) may be permitted where the Council is satisfied that any development does not:

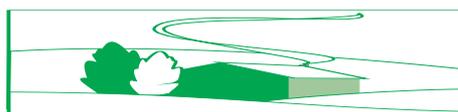
- (1) result in an increase in built development which would be likely to have a harmful impact on the Green Belt;
- (2) create an additional self-contained residential unit;
- (3) conflict with the environmental standards for residential development as set out in Policy HO9;
- (4) materially diminish the distance between the dwelling, as extended or replaced, and the side or front boundaries, or materially increase the overall height, thus making the dwelling more prominent.

Furthermore:

- i) The green belt was formally designated in Runnymede in May 1986. The Authority is seeking to prevent a cumulative increase in the size of dwellings and their harmful impact on the green belt, whilst still allowing the reasonable provision of contemporary standards of accommodation. Exceptional circumstances will therefore need to apply to increases in floor area, either for extensions or replacements, in excess of 30% of the size of the dwelling in May 1986. For the purposes of this Policy the base figure to which the 30% enlargement will normally apply, subject to other relevant considerations, will be calculated as follows:
 - a) for an existing dwelling built before May 1986 it will be the size of that dwelling at May 1986;
 - b) for a new dwelling built after May 1986 it will be the size of that dwelling at the date of construction;
 - c) for a replacement dwelling built after May 1986 it will be the size of the original dwelling on the site as at May 1986, or if the original dwelling was itself built after May 1986, it will be the size of that dwelling at the date of construction.

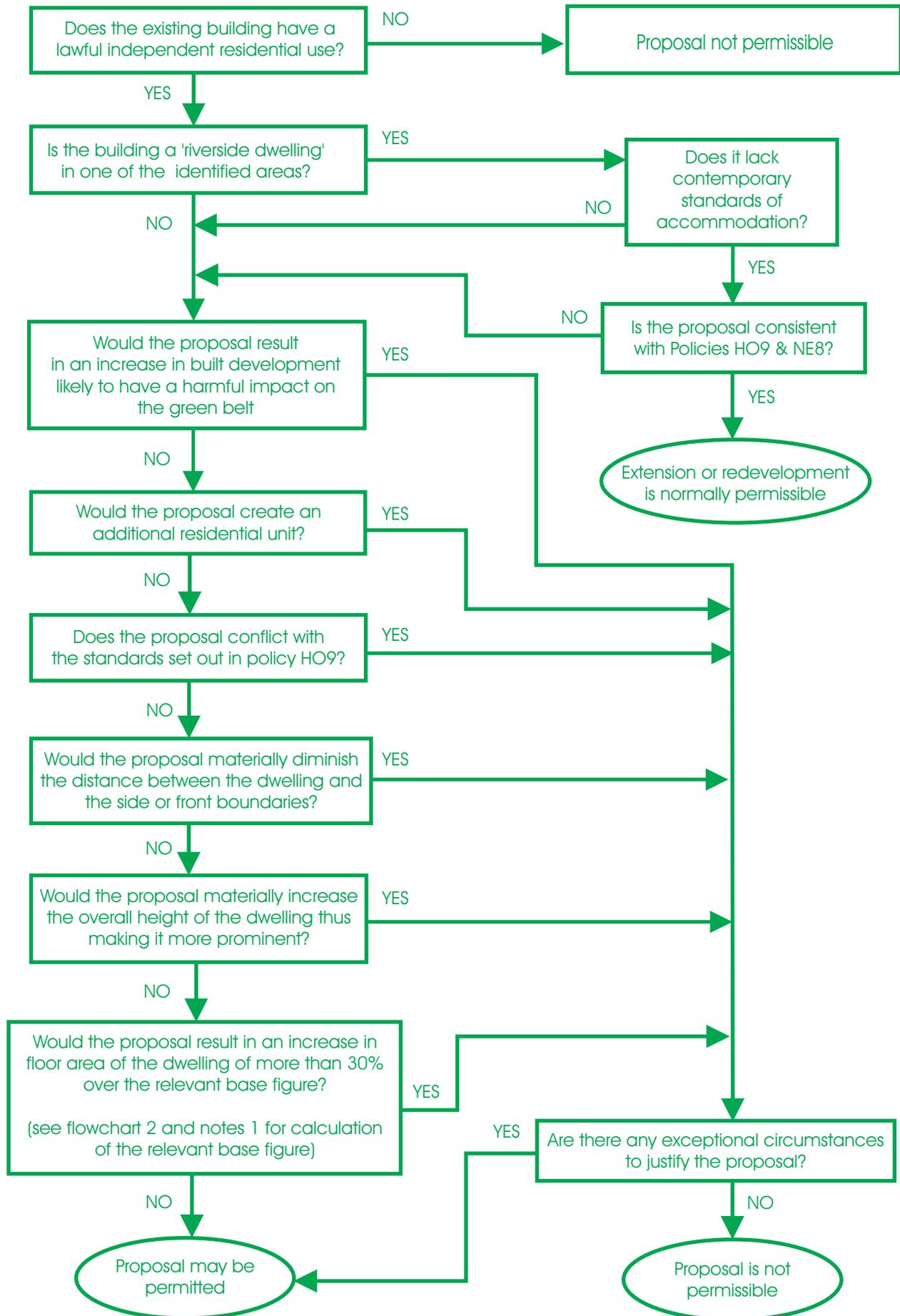
Where there has already been an enlargement of a dwelling over the base figure, either by way of extension or replacement, this will be taken into account in determining the 30% increase so as to prevent a cumulative increase in size which could have a harmful impact on the green belt.

- ii) Before agreeing to any extension or redevelopment, this Authority will need to be satisfied that the existing building has a lawful independent residential use;
- iii) The replacement or extension of 'riverside dwellings' in the areas identified on the Proposals Map to allow contemporary standards of accommodation will normally be permitted, but should be consistent with Policies HO9 and NE8.



Flowchart 1

Residential Extensions and Replacement Dwellings in the Green Belt



NOTES

Interpretation

The 30% figure indicated in the policy applies to existing gross floor area as measured externally. It will not normally be applied to a volume, nor will presently unused areas such as roofspace be included within the calculation.

Where there has already been an enlargement of the dwelling either by extension or redevelopment, this will be deducted from the 30% figure referred to in Policy Gb6. For the purpose of interpreting policy 'built' means 'substantially completed'.

Permitted Development

Where a replacement dwelling is permitted which includes an increase in floor area over the original dwelling, then 'permitted development' rights to both extend that building and to erect further structures or buildings within its curtilage will normally be withdrawn. It is unlikely where a new dwelling exceeds the original by around 30% that further development at the site will be permitted unless the applicant can demonstrate exceptional circumstances.

Residential Curtilage

Proposals to extend the curtilage of dwellings within the Green Belt, whether or not in association with other development, will not normally be permitted. Where a replacement dwelling is proposed applicants should clearly indicate the proposed curtilage and highlight any differences from the existing situation.

Outbuildings

When considering an application for an extension to, or replacement of, a dwelling, regard will be had to the existence of outbuildings within the curtilage of that dwelling in terms of the possible cumulative impact of built development within the Green Belt. Normally, however, only outbuildings or ancillary buildings which lie within five metres of the original dwelling will be included in the floorspace calculation for such enlargements.

The erection of an outbuilding within the curtilage of a dwelling, where this requires permission, will be considered under Policy GB1 (Development Within the Green Belt). In determining such applications regard will be had not only to other outbuildings which have previously been erected, but also the size of the dwelling as may have been enlarged since May 1986, and the cumulative impact this may have upon the openness of the Green Belt.

Plans

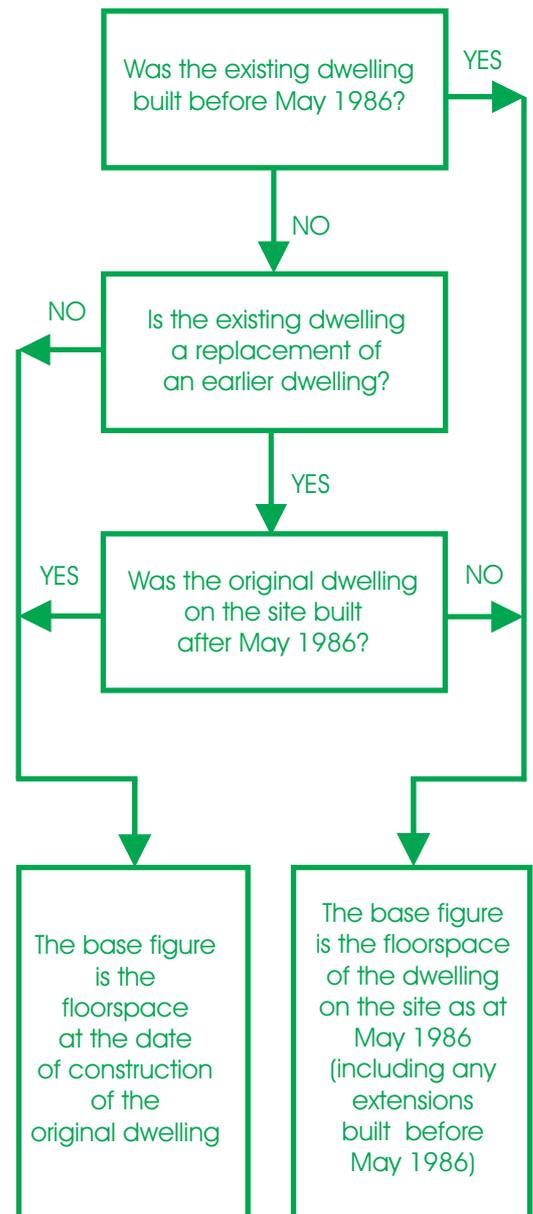
Fully detailed survey drawings to aid calculation of the 30% Figure will need to be submitted with planning applications.

Car Parking Provision

Replacement dwellings need to provide garage and off-street parking accommodation to satisfy the car parking standards.

Flowchart 2

How to Determine the Base Figure for Residential Extensions and Replacement Dwellings in the Green Belt



NOTE

Those wishing to submit proposals for the type of development described in this leaflet are advised to consult with the planning division of the Technical Services department.

Mr. P. Sims, Dip EP, MRTPI
Director of Technical Services
Runnymede Borough Council
Civic Offices
Station Road,
Addlestone,
Surrey, KT15 2AH

Telephone: 01932 838383