



PROJECTS IN GREEN BELT OPEN COUNTRYSIDE

ALLOW PLENTY OF TIME FOR THE

PLANNING PROCESS

Sometimes the strategy required for development in Green Belt land and Open Countryside will require a longer planning process, potentially with preparatory applications, so allow plenty of time for this process

LOOK AT LOCAL PRECEDENT

Previous successful (as well as the unsuccessful!) planning applications in the area can give an indication of what is likely to be acceptable. If you are unsure how to look into this then contact your Architect who should be carrying this out as part of the briefing process, it will give a valuable insight from the outset

MANAGE YOUR EXPECTATIONS

As a typical rule, most planning departments allow for an increase of around 30% of the volume of the original dwelling in green belt and open countryside. In many cases there are ways around this and your Architect should be able to talk you through the strategy, but 30% is a good starting point to bear in mind

UNDERSTAND WHAT COUNTS AS THE 'ORIGINAL DWELLING'

When considering any extensions, the local authority will be looking at the alterations to the 'original dwelling', or the house as it stood in 1948 if older than this, so you need to be aware of which parts of the house are original and which have been added at a later date. Existing extensions will be considered as part of the alterations, even if they were already there when you moved in

CONSIDER YOUR RIGHTS UNDER PERMITTED DEVELOPMENT

If you need to limit how much you are extending, then it might be worth considering if any elements of your brief can be accommodated in an outbuilding rather than as part of the extension (e.g a detached garage or garden office / studio)

CONSIDER WHERE SUSTAINABLE IMPROVEMENTS COULD BE MADE

Often dwellings in green belt land / open countryside are older, maybe with solid, uninsulated walls, limited loft insulation and older windows, so there will likely be some or even many opportunities to improve the performance of a house as part of any extension / renovation project

USE AN ARCHITECT WHO SPECIALISES IN APPLICATIONS IN GREEN BELT AND OPEN COUNTRYSIDE

If your home is in land which is designated Green belt or open countryside then the planning constraints imposed by the local authority are slightly stricter. An Architect who specialises in these applications will benefit the project

CONSIDER USING A PLANNING CONSULTANT

Some projects are more straight forward and others are far more complex, your Architect will advise if the input of a planning consultant is necessary and it is definitely worth following this advice if they do

ONLY EXTEND IF IT IS THE MOST SUITABLE OPTION FOR YOUR BUDGET AND BRIEF

It is always worth investing time in the briefing process to ensure you are following the right path through. The PLAN Project Limits and Needs assessment will study the issues which need resolving, the potential solutions and the feasibility BEFORE you invest too much time and money in the design process