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Re: 25/02096/FPH - Friends Green Farmhouse, Damask Green Road, Weston

14th January 2026

Thank you for your recent correspondence regarding the Green Belt policy context for the proposed single-storey kitchen extension. Please find below the justification for the proposal against Paragraph 154 of the NPPF.

1. Compliance with NPPF Paragraph 154(c)

Paragraph 154(c) of the NPPF allows for 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.

The proposal has been designed specifically to remain subservient to the host dwelling. The following floor space analysis demonstrates that the net increase in volume is modest:

- Existing GIA (Gross Internal Area): 217m²
- Demolition of existing extension: -17m²
- Proposed extension (including link): 46m²
- Net Increase: 29m²

This represents a net increase of only circa 13% over the existing dwelling. Even when measured against the "original" (1948) footprint, the cumulative increase remains well within the thresholds typically considered "proportionate" by the Authority.

2. Impact on Green Belt Openness

The extension is sited to the rear of the property, shielded from the road frontage by the mass of the main house. Its single-storey height and the use of a lightweight, transparent glass link ensure that the "perceived openness" of the Green Belt is maintained.

The glass link serves a dual purpose:

- Heritage: It provides a clear visual break between the historic fabric of the listed building and the new addition, as supported by previous conservation discussions.
- Green Belt: It reduces the visual bulk of the connection, ensuring the extension reads as a subservient, lightweight addition rather than a sprawling increase in mass.



3. Conclusion

By removing an unsympathetic 17m² extension and replacing it with a high-quality, 46m² kitchen wing via a transparent link, the proposal results in a negligible impact on the openness of the Green Belt. We believe this constitutes a proportionate addition that complies fully with NPPF Paragraph 154(c).

We trust this provides the necessary clarification to progress the application.

Kind regards,
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