

Note to DC Staff

Replacement Dwellings in the Green Belt

Background - Planning Policy Guidance

PPG2 states

“Para 3.4 The construction of new buildings inside a Green Belt is inappropriate unless it is for the following purposes.....  
- limited extension, alteration or replacement of existing dwellings (subject to paragraph 3.6 below)”

“Para 3.6 ‘The replacement of existing dwellings need not be inappropriate providing the new dwelling is not materially larger than the dwelling it replaces. Development Plans should make clear the approach local planning authorities will take, including the circumstances (if any) under which replacement dwellings are acceptable.”

**The Solihull UDP 1997 states in Policy GB2 - Control of Development in the Green Belt**

“The Council will not permit development in the Green Belt except in very special circumstances for purposes other than .....  
- The replacement or limited extension of existing residential properties”.

To seek better guidance, Planning Committee were asked to agree Supplementary Planning Guidance which was approved on 24 March 1997 (ratified by Council on 22nd April 1997).  
That states

- (a) There should be clear evidence that the building has been used or was capable of being used as a dwelling currently or in the recent past.
- (b) The dwelling should be sited on the existing footprint of the existing dwelling unless there are any special circumstances why it should not.
- (c) The lawful residential curtilage must be respected and maintained. If no such curtilage exists then a reasonable but restricted curtilage must be defined.
- (d) The new dwelling should be no more prominent than the existing dwelling and should not encroach into the openness of the Green Belt.
- (e) The new dwelling should not be materially larger than the dwelling it replaces, either in floor area, scale or massing.
- (f) Any new dwelling should follow principles set within the Council’s Rural Design Guide.
- (g) The Council will withdraw permitted development rights to extend the new property.