

### Replacement dwelling.

A replacement dwelling in the open countryside is generally acceptable in principle. However, it can not be 'materially larger' than the dwelling it replaces. This would be in terms of height, footprint and volume of the existing dwelling. We do sometimes take into account existing outbuildings as well (garages, old barns, etc) but these need to be in close proximity to the dwelling. From what I can gather, the buildings in question on this site are quite spread out so I don't think we'd be able to incorporate all of them into the size/volume calculations of any replacement dwelling.

Further to the above, the actual design of any replacement dwelling would need careful consideration to make sure it respects the character of the surroundings in terms of materials, window details, etc and visual impact.

Overall, a replacement dwelling would be acceptable in principle subject to the points discussed above.

### Extension.

As with above, an extension to an existing dwelling in the open countryside is also generally acceptable. Any extension has to remain subservient so that the existing dwelling remains as the dominant element and clearly distinguishable. It also cannot exceed 100% of the volume of the original dwelling and should respect its character and design. The 100% also includes any previous extensions, I have had a look at the planning history of the site and it doesn't look like the dwelling has been extended since approval was granted for it in 1992.

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