

2021/1540

Mr Ben Walker

Erection of extension to existing dwelling, installation of timber framed window and removal of storage building

Green Gate Farm, Horn Lane, Ingbirchworth, Sheffield, S36 7GG

Background

92/1110 – Change of use of cow shed to dwelling – Withdrawn

2007/1486 - Erection of a 2 storey extension to dwelling – Refused for the following reason:-

The site lies within the Green Belt on the approved Barnsley Unitary Development Plan, wherein it is the policy of the Local Planning Authority not to permit development except in very special circumstances for purposes other than those set out in paragraphs 3.4, 3.5 and 3.6 of Planning Policy Guidance Note 2. The proposed development would be contrary to that national policy guidance and to UDP Policy GS8E in that the total size of the proposed development and previous extensions would exceed the size of the original dwelling and would result in a disproportionate addition. The Local Planning Authority are of the opinion no very special circumstances exist that would justify the granting of planning permission in this instance.

2008/0506 - Erection of two storey extension to dwelling (Resubmission) – Approved with conditions

2011/1229 - Erection of two storey side/front extension and alterations to dwelling including erection of front porch – Approved with conditions

2022/0422 - Lawful development certificate for existing use of building as ancillary residential use in association with the dwelling at Green Gate Farm – Approved

Description

The application site consists of Green Gate Farm a large stone built L-shaped dwelling and a large detached barn, set off Horn Lane, Ingbirchworth. The property is set within approx. 7 acres of land which consists of a formal garden area, paddock and woodland. The property has been extended previously with two storey and single storey extensions up to 100% of the original floor area.

There does not appear to be any agricultural activity taking place at the site.



Aerial Photograph 2022

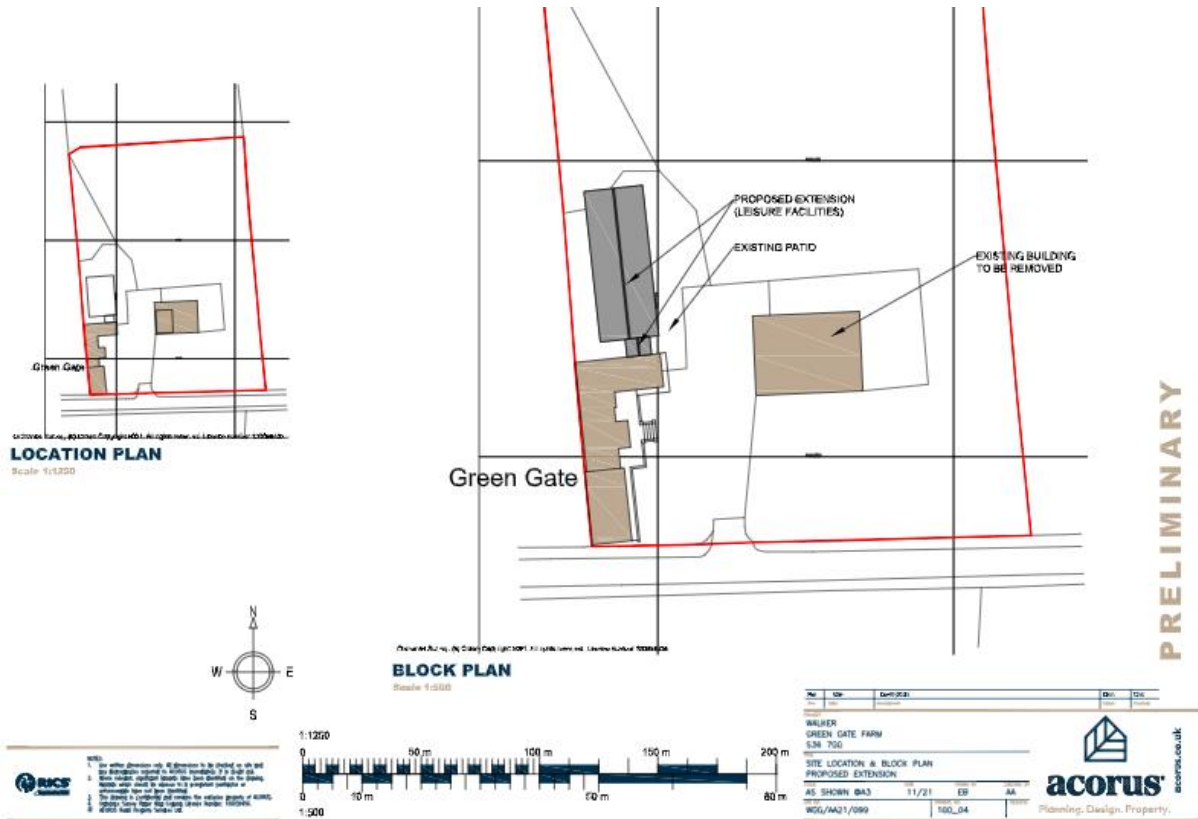
Proposed Development

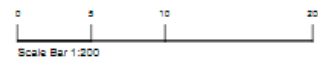
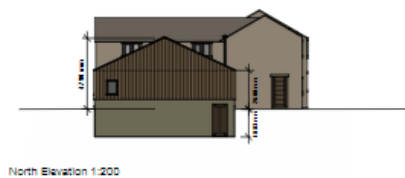
The applicant has applied for the erection of an extension to the existing dwelling, installation of timber framed window to the eastern gable and removal of storage building. The proposed extension is set to the north of the existing dwelling and on an area of lawned garden/patio area.

The proposed extension would contain a pool, changing room, gym and bar area. The proposed leisure facility would be attached to the existing dwelling via a glazed timber framed link extension. The extension is approx. 4.7m in height to the ridge and approx. 250sqm in floor area.

The materials proposed include:-

- Lower elevations natural stone to match the dwelling
- Upper elevations stained timber boarding
- Standing seam roof sheeting (steel) – grey
- Power coated windows and doors – anthracite grey





PARAGON OAK LIMITED
Wheatley Park,
Miffield
WF10 6HG

NOTE:
• This drawing is for information only and does not constitute a contract.
• All dimensions are approximate and subject to change without notice.
• All dimensions are in millimeters unless otherwise stated.

CLIENT
Ben Walker

PROJECT
Green Gate Farm,
Ingthorpe

DESCRIPTION
Proposed Design

DRAWN BY
DW

ISSUE DATE
01.11.21

REVISIONS

BW.3



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Policy Context

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Local Plan

The site is allocated as Green Belt within the adopted Local Plan.

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents. The following policies are of relevance to this proposal:-

Policy SD1 Presumption in favour of Sustainable Development

Policy GD1 General Development

Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt

Supplementary Planning Document

House Extensions

Neighbours

As there are no neighbouring properties a site notice was placed adjacent to the site. No comments have been received as a result.

Consultations

Gunthwaite and Ingbirchworth Parish Council – No comments received

Ward Councillors – No comments received

Drainage – Details to be checked by Building Control

Tree Officer – No comments received

Yorkshire Water – No comments required

Highways – No objections

Pollution Control – No objections

Assessment

Principle of development

The site is set within the Green Belt as allocated within the Barnsley Local Plan. The NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

a) buildings for agriculture and forestry;

- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) 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;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:– not have a greater impact on the openness of the Green Belt than the existing development; or– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

In terms of replacement, extension and alteration of existing buildings within the Green Belt, the Council's own Policy GB2 states that:-

'Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt: Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces. Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building. Dividing an existing house to form smaller units of accommodation.

All such development will be expected to: Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.'

The existing dwelling has already been extended up to 100% with the previous extensions outlined within the Background section of this report, however the applicant is proposing to remove a large existing outbuilding to the east of the dwelling which is currently used for storage and replace this with a leisure facility extension with a similar footprint (existing building floor area 253sqm, proposed extension 250sqm).

The storage building was previously used for agricultural purposes; however it has been used for ancillary domestic storage for more than 10 years. In order to regularise this use, the applicant has recently applied for a lawful development certificate for the existing use of building as ancillary residential use in association with the dwelling at Green Gate Farm under application 2022/0422. This application was approved on the 15th June 2022, therefore the permitted use of this building is for domestic purposes.

Policy GB2 and the NPPF allows for the replacement buildings where the new building is in the same use and is not materially larger than that which it replaces. In this case the existing building and proposed extension would have a domestic ancillary use and the footprint and scale of the building is not materially larger, therefore the proposal is acceptable in principle. Given that the property has already been extended beyond 100%, permitted development

rights should be removed to ensure that no further extensions/outbuildings can be constructed without planning permission.

Visual Amenity

In terms of visual amenity, the existing large agricultural building is set centrally within the site and is fairly prominent given its siting. The proposed replacement extension would be set to the north of the dwelling and is a much lower structure and would therefore be less prominent than the existing outbuilding. The footprint would be slightly smaller than the existing building and its design and mass is much more complimentary to the existing dwelling. The extension is designed with high quality stone and timber cladding and would have 'agricultural appearance' which would fit in with this rural setting.

The proposal would not have a greater impact upon the openness of the Green Belt than the existing building and would provide a significant visual improvement to the site and the surrounding Green Belt. The proposals are located within the confines of the curtilage of the dwelling and would not significantly harm the openness or visual amenity of the Green Belt in this location in accordance with policy D1 and GB2.

The proposed alterations to the eastern gable to form a timber framed window are acceptable and would complement the timber to be used on the proposed extension.

Impact on Trees

The proposal would be sited adjacent to a small area of trees set to the north of the property and along the western boundary of the site. The trees do not appear to be of significant specimens and are not protected. The Tree Officer has not commented or objected to the proposal; therefore, the removal/pruning of the trees would be acceptable where it is required and would not harm the visual amenity of the area.

Residential amenity

There are no nearby residential dwellings which would be impacted by the proposal.

Highway Safety

The Highways Officer has no objection to the proposal. The proposal would not have any impact upon the existing access or parking facilities.

Recommendation

Approve with conditions