
2021/0532

Mr Paul Saunders

Demolition of existing side porch and erection of new enlarged porch along with alterations to existing garage

Beech Hill Farm, High Street, Billingley, Barnsley, S72 0HY

Planning History

B/96/0154/HR Erection of side single-storey extension with garage

B/86/1006/HR Alterations and extension to dwelling

Site Description

The detached stone-built dwelling is part of the former Beech Hill Farm, (possibly part of the original farmhouse) which underwent alteration and modernisation under B/86/1006/HR and B/96/0154/HR. Currently there is a garage attached to the north of the dwelling and a small timber porch tucked into the front corner. The property sits within Billingley Conservation Area and is within greenbelt. Neighbouring properties are also stone built.



Proposed Development

The proposal seeks to demolish the existing side porch and the erection of new enlarged porch along with alterations to the existing garage. The garage door would be removed to allow for the porch to be extended out and up with stone and grey slate to the roof and to provide a small amount of ancillary accommodation. The roof is proposed to be extended up to match the existing lean-to parapet wall that faces west. The extension would project approximately 2.53m from the side elevation with a length of 2.8m. The current porch, which the proposal would replace projects 1.18m from the side elevation with a length of 2m.

Policy Context

NPPE

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 Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the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.

In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Local Plan

The site is set within an area of Green Belt.

The Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011). In reference to this application, the following policies are relevant:

Policy HE1 The Historic Environment

Policy HE2 Heritage Statements and general application procedures

Policy HE3 Developments affecting Historic Buildings

Policy D1: High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

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

- 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.

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 supporting text states:-

The NPPF states that an extension to a building is not inappropriate if it does not result in disproportionate additions over and above the size of the original building. We will allow extensions provided that cumulatively they would not amount to more than a doubling of the size of the original building. Original means as existing in 1948 or, in relation to a building constructed later, as it was built. A house which has been subdivided will not be considered as the original building. In the case of a replacement building, the original building means the building that was replaced.

The sizes of a building as existing and proposed will be compared by reference to their gross floorspace, using the following guidelines:

- Floorspace will be calculated by external measurements of the building.
- Floorspace within roof spaces will not be taken into account.
- Outbuildings will not be taken into account when calculating original floorspace (but will be taken into account when calculating the cumulative additions to the original dwelling).

SPD: House extensions

Supplementary Planning Document - House Extensions sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals for should:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

Neighbours

Neighbour notification letters were sent to surrounding properties. No comments were received from neighbours.

Consultations

Billingley Parish Council were consulted, but no comment has been received.

A consultee response was received from the Conservation Officer who has provided the following response:

This proposal relates to Beech Hill Farm in Billingley Conservation Area. The building is part of the former Beech Hill Farm, (possibly part of the original farmhouse) which underwent alteration and modernisation under B/86/1006/HR and B/96/0154/HR. Currently there is a garage attached to the north of the dwelling and a small timber porch tucked into the front corner. The proposal seeks to remove the garage door and extend the porch out and up with stone and grey slate to the roof and to provide a small amount of ancillary accommodation. The roof is proposed to be extended up to match the existing lean-to parapet wall that faces

west. The existing arrangement is overtly domestic with the front facing garage on show to the public facing west. By extending the lean-to structure to the north the garage will be less visible being accessed by a newly installed doorway. The porch itself will have a lean-to roof as is more traditionally seen in farm buildings and I feel overall the result will be an improvement. I would say this will result in a more vernacular appearance that will be complimented by traditional and in keeping materials to Billingley Conservation Area. No further detailed comments or objections but I would suggest a condition to secure all materials match the existing.

Assessment

Principle of development

As the property is set within the Green Belt policy GB2 of the Local Plan would apply.

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

- 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.

As a result, the floor space calculations are as follows:-

Original dwelling:-

160sqm

Extensions:-

Existing garage – 18.1sqm

Existing side extension 26.35sqm

Total Extensions = 44.38sqm

Proposed extension – 7.1sqm

The proposal therefore does not exceed the floor area of the original dwelling and is acceptable in principle.

The policy also states that 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.

These aspects have been assessed below.

Residential amenity

The property is set at a right angle to the highway. The single storey extension proposed to the side of the property and would be visible from the public highway. The neighbouring property Beech House which shares a boundary with this property would not experience a loss of amenity as there are no side windows to the proposal, which represents a modest increase in size from the existing porch.

The proposal is considered acceptable in terms of residential amenity in accordance with the SPD.

Visual Amenity

The proposal is considered acceptable in terms of visual amenity. The Conservation Officer has been consulted and has provided comments in support of the proposal. The existing arrangement is overtly domestic with the front facing garage on show to the public facing west. By extending the lean-to structure to the north the garage will be less visible being accessed by a newly installed doorway. The porch itself will have a lean-to roof as is more traditionally seen in farm buildings and the overall result will be an improvement. This will result in a more vernacular appearance that will be complimented by traditional and in keeping materials to Billingley Conservation Area. It is considered that the proposal will not harm the group value of the historic significance of the conservation area. The proposal will be built from matching materials.

In terms of the impact upon the Green Belt, the extensions are set within the curtilage of the dwelling and the total size of the proposed and previous extensions do not exceed the size of the original building. The proposal would not cause significant harm to the openness of the Green Belt in accordance with policy GB2.

Off road parking will be maintained.

Recommendation

Approve with conditions