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**2024/0453**

**Applicant:** Mr Keneth Wilcock

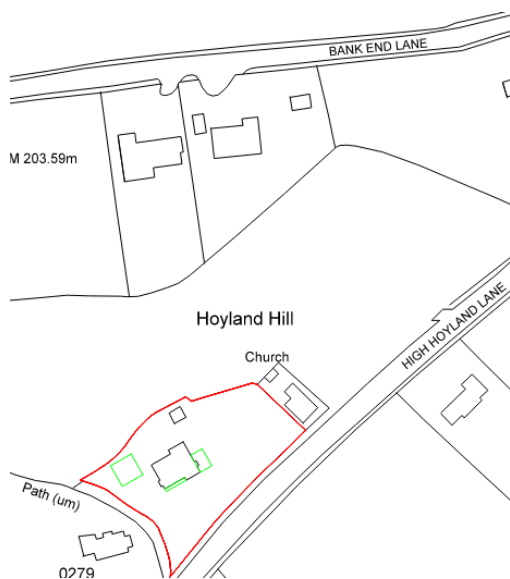
**Address:** High Croft, High Hoyland Lane, High Hoyland, Barnsley, S75 4AY

**Description:** Loft conversion with front and rear facing dormers, erection of single storey side extension and erection of detached single storey garage to single storey dwelling

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**Site & Location Description:**

The site is located to the southwest of the small village of High Hoyland, close to the junction of Bank End Lane and High Hoyland Lane. The application dwelling is a circa late 1950's white rendered bungalow with a red tiled side gable roof. The curtilage of the dwelling is constructed on a hill, which rises from below High Hoyland Lane, this incline results in the dwelling being located within a prominent open position between adjacent neighbouring dwellings and overlooking the surrounding Grenn Belt Land. The curtilage is of a particularly substantial size, especially at the front and to the right of the dwelling although the rear garden area of curtilage is less generous. To the rear right side of the house is an existing outbuilding, also rendered in white. Adjacent to and beyond the rear boundary of the curtilage is a large area of protected trees, which hide the dwelling from views further up the hill, for example views from Bank End Lane.



**Planning History:**

- 2017/0805 Erect aerial bunched conductors to overhead line [passes above curtilage] - No Objections, Decision issued 13<sup>th</sup> July 2017
- B/84/0492/PR Erection of porch extension to dwelling - Approved with conditions 9th May 1984

**Proposed:**

The proposal is to extend the existing single-storey bungalow which features a high and predominant roof space into a dormer style bungalow. This modification would be achieved through two dormer style extensions to the front elevation, and a box style dormer extension on the rear elevation. Both the front and rear dormers would be constructed without raising the roof of the dwelling. The front dormers would partially be created through a small extension to the front ground

footprint of the dwelling, but the rear dormer, would not increase the ground footprint of the dwelling.

A single-story side extension, described as a sunroom is proposed on the right-side elevation of the dwelling (when viewed from front elevation). Additional works include the addition of a rooflight on the front elevation, a roof light or roof lantern within the flat roof of the sunroom, and the replacement of existing doors and windows on the front elevation with glazed patio or bifold style glazing units.

A detached garage is also proposed within the curtilage of dwelling, this would be located adjacent and towards the rear of the dwelling's left elevation.

#### Approximate Measurements:

The roof has been checked and whilst the plans indicate alterations to incorporate the rear dormer and more specifically the front gable style dormers, the height of the roof would be unaltered. Both front gable dormers do not extend beyond the furthest extent of the original front elevation, which features a set back of the front door within a canopy, one bay window within a canopy and another traditional style bay window. The rear dormer was proposed to be constructed through Permitted Development rights, but with a volume of approx. 76 cubic metres, it exceeds the allowable threshold.

Side Sunroom Extension:

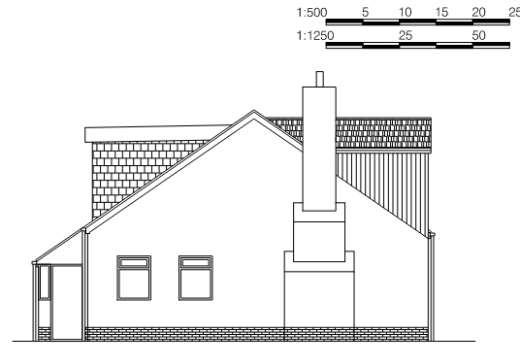
- **Side Projection: 4m**
- **Length: 6m**
- **Maximum Roof Height (Flat): 3.23m**

#### Existing and Proposed Floor Plans and Elevations

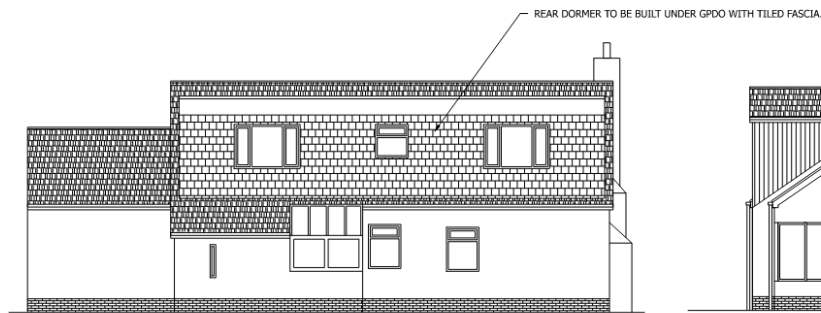




PROPOSED FRONT ELEVATION  
SCALE 1:100 AT A3



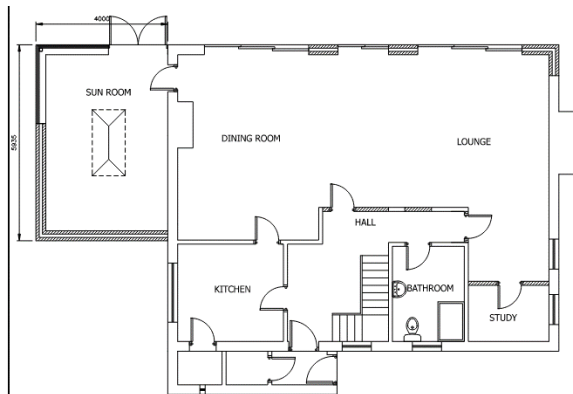
PROPOSED END ELEVATION  
SCALE 1:100 AT A3



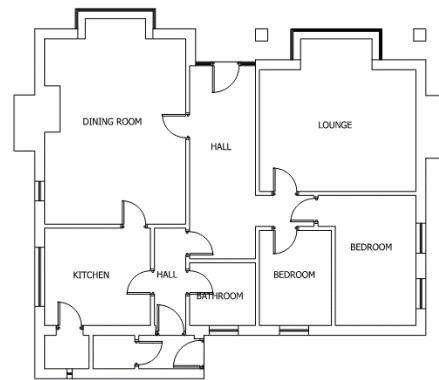
PROPOSED REAR ELEVATION  
SCALE 1:100 AT A3



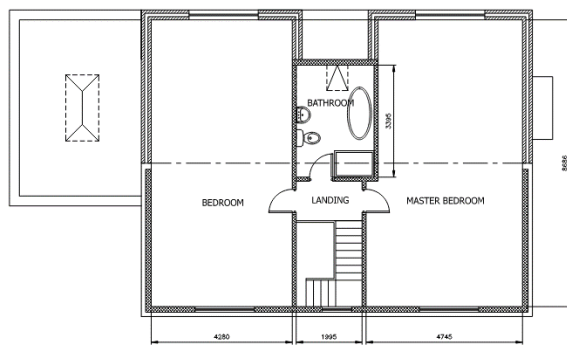
PROPOSED END ELEVATION  
SCALE 1:100 AT A3



PROPOSED GROUND FLOOR PLAN  
SCALE 1:100 AT A3



EXISTING GROUND FLOOR PLAN  
SCALE 1:100 AT A3



PROPOSED FIRST FLOOR PLAN  
SCALE 1:100 AT A3

**Local Plan Designation: Green Belt**

**Conservation Area:** No

**Neighbour Representations:**

Letters were sent to nearby addresses; No comments were received.

**Consultees:**

**Forestry:** the Forestry Officer reviewed the supplied tree survey and ariel images of the application site and confirmed that the proposed development would not have a negative impact upon the protected trees or their rooting area and that no tree protection measures would be required.

**High Hoyland Parish Council:** No comments or objections received.

**Policy Context**

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances require it.

**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.

In respect of this application, relevant policies include:

**Section 12: Achieving well-designed and beautiful places -**

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates: -

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

### Section 13. Protecting Green Belt land

The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Within section 13, from 'Proposals affecting the Green Belt' wording from paragraphs 153 and 154 are the most relevant which indicate: -

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

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

### Local Plan

In reference to this application, the following Local Plan policies are relevant:

**GB1 - Protection of Green Belt:** The general extent of the Green Belt is set out on the Key Diagram. The detailed boundaries are defined on the Policies Map. Green Belt will be protected from inappropriate development in accordance with national planning 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:

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.

**GD1 - General Development** – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

**SD1 - Presumption in favour of Sustainable Development:** When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

**D1 - High Quality Design and Place Making:** Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

**T4 – New Development & Highway Safety:** New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure, and convenient access and movement.

#### Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

#### Principle of development

The site is located within land designated as Green Belt. Extensions, alterations to residential properties are in general considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety; for residential dwellings within the Green Belt, additional specific local and national policies provide further restrictions to the maximum size of an extended dwelling, consideration of its appropriateness, and impact on the openness of the Green Belt.

#### Residential Amenity

Due to the semi-isolated location of the dwelling with detached neighbours on either side of the dwelling but located at an adequate distance away, approx. 18m from the neighbour to the left and approx. 29m from the proposed sunroom to the dwelling on the right, there would be little impact on either neighbour, especially with only one side/corner window on the front elevation of the sunroom. All glazing within the doors and large ground floor windows, along with the first-floor windows within the dormer gables on the front elevation would overlook the open fields beyond. The rear dormer was proposed to be completed under PD rules but has been deemed too large (cubic volume), however its impact to amenity of the neighbouring dwellings would be negligible as it overlooks the woodland to the rear.

### Visual Amenity & Impact on The Green Belt

The originally submitted plans, which include smaller dormer windows instead of the gable style ones now proposed, were deemed unacceptable and out of character with the local area. The amended plans, whilst not perfect, do represent a compatible design to other dwellings within the local area.

Overall, on this occasion, the existing bungalow is generally out of character with the area and has limited architectural merit. The proposed development is generally of good design and the side extension could be achieved through permitted development rights. As a result of the proposed development the front elevation would feature glazed doors and multiple large, glazed windows. Due to the dwelling's semi-isolated and higher position within the landscape, the dwelling suits such large windows, especially given the views beyond and neighbouring dwellings have similar features. It should be noted that the glazing has been amended through the course of the application as originally the proposed front elevation appeared more of a rear elevation and did not have an identifiable front entrance. This has now been rectified with the latest proposals.

The dwelling is proposed to be rendered in white, as it currently is, with aspects of cedar cladding. Cedar cladding is not highly common within the immediate area, but it is a warm, natural material which would sit comfortably within the landscape. It also is used sparingly within the build and helps to reduce the amount of white render.

The existing dwelling is quite prominent within the broader view of the area below, due to its heightened position, although it is shielded from the rear by woodland, which for all intense and purpose nullifies the impact of the rear dormer which would be largely hidden from public view. Although the proposal does not vastly improve the current impact of the dwelling within the Green Belt, it would nonetheless be visually improved when viewed in close proximity and only have an insignificant impact when viewed from further away. The proposed detached garage is set towards the rear of the side elevation, and would not be over prominent, other dwellings nearby have similar detached garages. As such there would be no significant impact on the openness of the Green Belt and the proposals would not be inappropriate.

### Green Belt Calculations

With no definitive date of construction for the dwelling, the 1960's OS map was utilized as the dwelling was not present on the OS 1948 map. The outline of the dwelling on the 1960's map was very similar to the existing layout with some obvious additions and removals of outbuildings, and a slight mismatch in area. The supplied current and slightly larger plan (minus additions) has been used as the original house size as modern measuring techniques may be considered more accurate,

Original (1960'S): 107 sqm (96 sqm)

Current Dwelling: 116.59sqm (Additions: 9.59 sqm)

Outbuilding: 14.3 sqm

Current Dwelling Plus Outbuilding: 130.89sqm

Proposed Extensions (net): 24.48sqm  
Proposed Garage: 52 sqm  
Proposed Total: 207.37 sqm  
Maximum Allowable (original + 100%): 214 sqm  
Size increase: 100.37 sqm  
Percentage Increase: 93.8%

#### Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety.

#### **Summary**

The proposals have evolved through a series of amendments from the originally submitted plans, which now results in a much-improved proposal which is in more in line with policy guidance. Whilst the proposal increases the size of the dwelling, this is predominantly within the existing footprint and roof space of the dwelling. The dwelling has always been out of character with the broader area, since its construction but the revised proposal adds some features found within other dwellings nearby to assist in improving the character of both the dwelling and its position within the broader village. These improvements would also be implemented with an insignificant impact on the amenity of neighbouring dwellings or upon the Green Belt.

**Recommendation:** Approve with conditions