
2022/0228

Mr H Lea

Erection of single storey side extensions to the eastern and western elevations, a two-storey side extension to the western elevation, a first-floor front extension to the northern elevation, a single storey garage extension to front northern elevation, provision of parking area, external landscaping, and improvements/re-surfacing of existing driveway.

Manor Farm, Stainborough Lane, Hood Green, Barnsley, S75 3HA

Site Location & Description

Stainborough Lane is a quiet, narrow rural road linking Crane Moor and Hood Green within the western rural part of the borough.

The dwelling is accessed from Stainborough Lane and set back from the highway and forms part of a complex of buildings which include a residential dwelling to the east, 2no dwellings currently under construction to the west and an outbuilding to the north, which is currently subject to a separate application, still under consideration, for conversion to a dwelling.

The property is a two-storey stone-built dwelling with rendered northern and western elevations, is set back from the highway, and accessed via a driveway from Stainborough Lane. The dwelling benefits from a single storey front extension and a lean-to porch and occupies a modest plot with garden to the rear and parking area to the front.



Site History

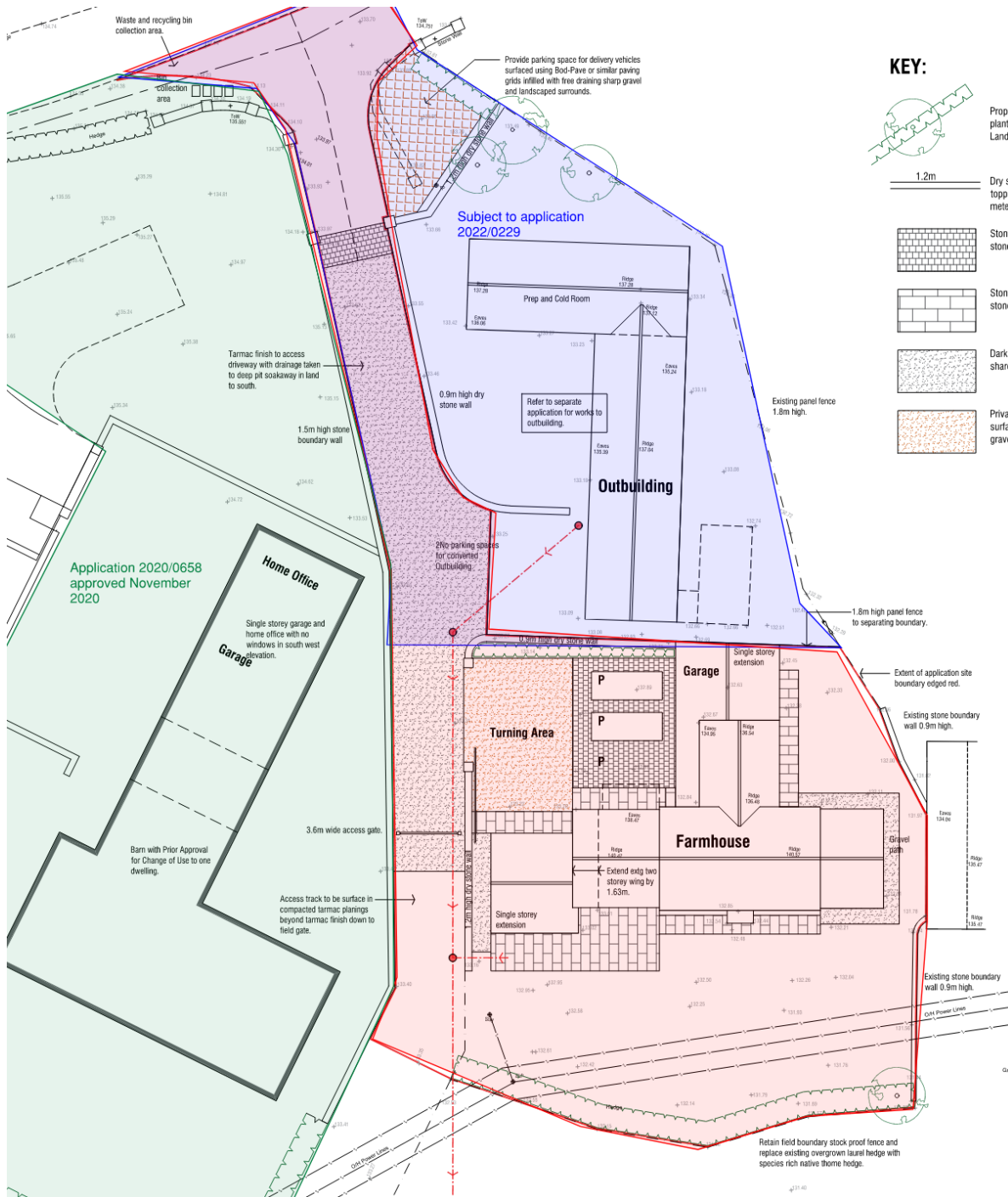
There is no planning history for the red line boundary subject to this application however there has been recent approvals within the Manor Farm 'complex'

2020/0648 - Demolition of existing commercial buildings and redevelopment of site to form detached dwelling – Approved November 2020 highlighted in green on the plan below

2020/0658 – Proposed conversion of agricultural buildings to form 1no dwellinghouse and associated works (Change of use Prior Notification) – Approved November 2020 highlighted in green on the plan below

2022/0229 - Conversion of outbuilding and preparation/cold store to 1no dwelling, associated alterations including partial demolition and re-building of northern part, replacement roofing,

changes to the external facing materials, installation of windows and doors, parking, external landscaping, and improvements/re-surfacing of existing driveway – Under consideration and highlighted in blue on the plan below



Proposed Development

The applicant seeks permission for the erection of single storey side extensions to the eastern and western elevations, a two-storey side extension to the western elevation, a first-floor front extension to the northern elevation, a single storey garage extension to front northern elevation, provision of parking area, external landscaping, and improvements/re-surfacing of existing driveway.

Policy HE1 The Historic Environment
Policy HE2 Heritage Statements and general application procedures
Policy HE3 Developments affecting Historic Buildings
Policy T4 New Development and Transport Safety
Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

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.

NPPF

The National Planning Policy Framework 2021 (NPPF) 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 there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

Chapter 13 Protecting Green Belt Land

Paragraph 147 states that, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 148 states that 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.

Paragraph 149 states that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt however there are exceptions to this, which amongst others include:

- 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

Chapter 16 Conserving and enhancing the historic environment

Paragraph 189 states that heritage assets range from sites and buildings of local historic value to those of the highest significance. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

Paragraph 195 states that Local Planning Authorities should identify and assess the particular significance of any heritage assets that may be affected by a proposal (including development affecting the setting of a heritage asset) taking account of the available evidence and necessary expertise.

Paragraph 197 states that in determining applications, local planning authorities should take account of; the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.

Consultations

Biodiversity – No objections subject to conditions
Conservation Officer – No objections
Highways DC – No objections
Stainborough Parish Council – No objections

Representations

Neighbour notification letters were sent to surrounding properties and a site notice posted adjacent to the site; no comments have been received.

Assessment

Principle of development

Extensions to residential properties are considered acceptable in principle where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety and where they comply with other Local Plan policies.

The property lies within Green Belt where proposals to extend dwellings (domestic outbuildings within the curtilage of the dwelling will be treated as part of the dwelling or an extension to it) are acceptable in principle provided that, the total size of the proposed and previous extensions does not exceed the size of the original dwelling and the original dwelling forms the dominant visual feature. In addition, the construction of the extension should be of a high standard of design and reflect the architecture of the building.

Extensions will only be allowed where they do not exceed 100% increase above the size of the original dwelling.

Floor Space Calculations

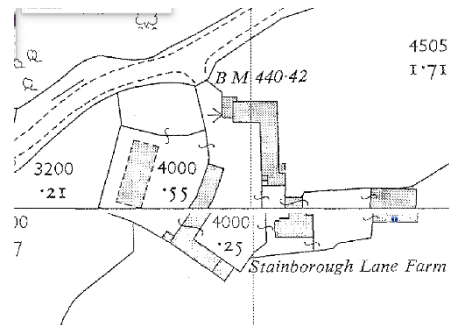
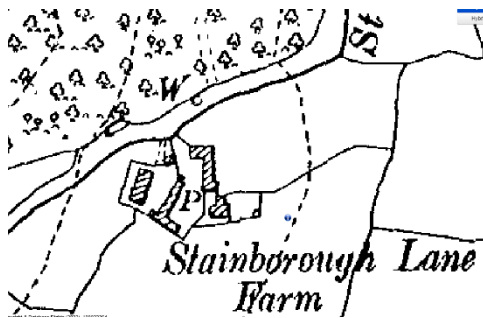
Original Dwelling	
Ground Floor	=119.35m ²
First Floor	=91.34m ²
Total	=210.65m ²

NB outbuildings which form part of the original building as built in 1948 are not taken as part of it when calculating original floor area.

Therefore, total floor area of existing and proposed extensions and outbuilding permitted
210.65m²

NB the area identified on the submitted plans as kitchen at ground floor and bed 1 at first floor have been taken to be included as part of the original dwelling. As the plans and the submitted, supporting information states a two-storey side extension has been erected at some point in the past, however from historic OS plans it is not clear whether this was erected pre or post 1948 and therefore the applicant has been given the benefit of the doubt as it cannot be clearly determined either way. As can be seen from the maps below, the picture on the left shows 1948 and the one on the right 1960.

The existing porch extension to the northern elevation is to be demolished and has not been included with the calculations.



Proposed Extensions

Ground Floor

Garage =32.58m²

Living room (eastern elevation) =25.09m²

Kitchen/sitting room (western elevation) =43.69m²

First Floor

Bed 1 (western elevation) =10.16m²

Bed 4 (northern elevation) =27.77m²

Total Proposed =139.29m²

Difference 210.65 – 139.29i
=71.36m² under

Therefore, the proposal falls within 100% and complies with the initial element of GB2 and the guidance within the NPPF and therefore it is considered that the proposal will not have a detrimental impact on the openness of the Green Belt. Taking this into account along with the siting of the proposed extensions it is considered to be in acceptable when considered against Local Plan Policy GB2 Replacement, extension, and alteration of existing buildings in the Green Belt.

Visual Amenity

The front elevation of a building is the most important for its contribution to the street scene. Generally, therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene or cause overshadowing to neighbouring dwellings. Extensions to the front of individually designed, detached houses, which are set back from the highway or are set on staggered building lines, may, in certain circumstances be acceptable. However, the extension must complement the original dwelling and not adversely affect neighbouring properties or the street scene.

Supplementary Planning Document – House Extensions and Other Domestic Alterations states that to prevent a terracing effect and to avoid detrimental changes to the street scene a set-back of at least 500mm should be provided from the front elevation. It also goes on to state that two storey

side extensions should be designed with a sideways projection not exceeding 2/3 width of the original dwelling, this is to ensure that the original dwelling remains the dominant feature.

Whilst the proposed two-storey side extension has not been designed with a set-back, it is extending the existing two-storey side extension which incorporates a set-back along with a corresponding lowering of the ridge line. The set-back ensures that the main dwelling remains the dominant feature with the two-storey side extension, existing and proposed, appearing as an extension to it. The two-storey side extension has a sideways projection of approximately 1.6m which complies with the second element of the policy in that the sideways projection does not exceed 2/3 width of the original dwelling.

None of the buildings within this group are listed or otherwise protected but it is considered that the farmhouse (and to a degree the outbuilding) are none designated heritage assets of minor local value. The house and outbuilding were once part of the wider collection of buildings associated with Manor Farm that included the main farm operation to the west, which is currently being redeveloped under applications 2020/0658 and 2020/0648. The house and outbuilding are buildings that are evident on the first edition 1850 OS maps with the farmhouse showing a slightly different plan form to that today.

The proposal for the farmhouse includes a small reduction of the ridge of the west (early C20) wing, single storey extensions on to the east and gables, an extra storey over the northern projection and a new garage beyond this. Overall, there are no objections to the proposal from a heritage perspective, as although the additions are significant, the core historic building is retained as-is, and due to careful scaling and massing, remains prominent and readable. Details and materials are sympathetic and include the removal of existing features that detract from the original building, the landscape window in southern elevation for example. Overall, the proposal constitutes an in-keeping, but sympathetic evolution of the building and it would not harm the historic buildings or their setting.

The extensions are to be constructed from stone to match the original and whilst the northern and western elevations are currently covered in a cement render it is proposed to replace this with a lime render. However, should the original stone walling beneath be of a suitable condition, it is proposed to expose this rather than render; either option is considered acceptable. The extensions have been designed to be in keeping with the original dwelling, with the original dwelling remaining the dominant feature and with window fenestration matching that within the original dwelling.

Based on the above it is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policies D1: High Quality Design and Place Making and Policy HE3: Developments affecting Historic Buildings

Residential Amenity

The dwelling is located in an isolated position and not directly surrounded by neighbouring properties, however there are five dwellings located within this 'complex' of dwellings, the application property, the neighbouring dwelling Oakdale, to the east, two dwellings subject to applications 2020/0648 and 2020/0658 to the west which are currently under development and an outbuilding to the north which is currently subject to a separate application (2022/0229) which is still under consideration for conversion to a dwelling.

The existing neighbouring dwelling, Oakdale is located directly to the east and on a similar building line to that of the application property, however it is set away from the boundary and separated by outbuildings associated with this dwelling which are located along the boundary. In addition, the two-storey front and single storey front extension are considered to be a sufficient distance from the property not to increase levels of overshadowing of this property.

There are no windows proposed on the side elevation of the single storey side extension and the first-floor window located on the eastern side elevation of the two-storey front extension is to serve an en-suite bathroom which is not classed as a habitable room, and in addition is located

approximately 21m from the side elevation of this dwelling. It is therefore considered that the proposed single storey extension to the eastern elevation and the two storey and single storey front extensions are not considered to increase levels of overshadowing or overlooking or reduce levels of outlook to an unreasonable level.

The inclusion of the first-floor extension and the single storey garage to the northern front elevation would project closer to the northern boundary and given that they would be located directly to the south of the proposed dwelling under consideration as part of application 2022/0229, could lead to an increase in overshadowing and overlooking. However, the two storey element is set back from the boundary by approximately 5m and whilst the single storey garage abuts the boundary it is considered that neither the two storey or single storey element would significantly increase levels of overshadowing to a detrimental due to the layout of the proposed dwelling to the north, the area that would be overshadowed would be an area of outdoor space located to the rear of the integral garage and store which would be an area generally used least as outdoor spaces tend to be used directly beyond kitchen/dining/living spaces.

The proposed western elevation extensions would project closer to the western boundary and therefore closer to the dwelling subject to application 2020/0658, which is under conversion, however it would not lead to a significant increase in overshadowing given that the dwellings are separated by the access road serving the dwellings. Whilst a window is to be located on the side elevation of the side extension at first floor level facing the potentially affected dwelling, it is to serve an en-suite bathroom which is not classed as a habitable room and it is located in excess of 10m to the boundary with this property and 21m to the eastern elevation of the dwelling, therefore it meets the minimum separation distance for habitable room windows and therefore is considered acceptable.

It is acknowledged that the northern elevation of the two-storey front extension would project closer to the northern boundary and that 10m is not retained between the extension and the boundary. However, to mitigate overlooking to the north, a window has been included on the western side elevation. This could lead to overlooking of the dwelling currently under development to the west, however, the window is located approximately 20m from the boundary with this property and is separated by the access road, in addition the window is located approximately 26m from eastern elevation of this dwelling, therefore meeting the minimum standards between facing habitable room windows and boundaries to properties as set out in the SPD.

Based on the above, it is therefore considered that the proposed extensions and alterations are acceptable in terms of its impact on surrounding residents and in compliance with Local Plan Policy GD1

Highway safety

The proposal does not result in the loss of off-street parking nor a requirement for additional provision, nevertheless the scheme provides sufficient off-street parking for a dwelling of this size and sufficient space to turn within the site to allow entry and exit in a forward gear and as such it is considered acceptable in terms of its impact on highway safety.

Conclusion

Based on the assessment above it is considered that the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene, the non-designated assets or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1, HE3 and T4 and is acceptable.

Recommendation

Approve with conditions