
2024/0339

Applicant: Mr C Groom

Address: The Old Quarry, Common Road, Brierley, Barnsley, S72 9EA

Description: Single storey rear extension to 2 storey detached dwelling

Site & Location Description:

Located in setback, and set down position off Common Road in Brierly, the dwelling is a contemporary dwelling constructed of yellow stone and featuring a uniquely designed tiled roof. The dwellings name arises from its locations, constructed within an old quarry site, with much of the bulk of the dwelling dwarfed by the high boundaries on all sides. For council tax purposes, the dwelling is considered as two habitable dwellings, but externally the dwelling is constructed and appears as one dwelling, whilst internally it is a single large dwelling with an integral annexe, fully accessible from the main dwelling.



Planning History:

- **2021/1507** - Remove and replace Ash trees T5, T39, T41, T42, T43, T46, T47, T48 and T50 with Field Maple, Apple, Birch, Rowan and Oak, Crown reduce Apple tree T15 by 2m, Fell Apple tree T18 and replace with anew Apple tree and crown reduce Sycamore tree T20 by 2m – Approved with conditions 18th February 2022
- **2017/0733** - Discharge of Conditions 3, 5, 7, 12 + 14 of 2016/0302 - Erection of dwelling and garage with alterations to existing access – Approved
- **2016/0302** - Erection of dwelling and garage with alterations to existing access. Approved Subject to Legal Agreement 13th July 2016

Previous Allocation:

It has been confirmed that whilst the curtilage of the dwelling was previously included within a larger area of land designated as Green Space, which may have been included within the 2019 local Plan, the dwelling's curtilage has since been removed but other sections of the original area of Green Space remain

Proposed: The proposal is for a modest sized (in comparison to the main dwelling), ground floor extension, located rear elevation of the dwelling. The proposal would feature a complementary style, pitched roof and be constructed of matching materials.

Approximate Measurements:

All existing roof and eaves heights have been checked on the existing plans and remain unaltered on the proposed plans with the exception of the join of the new extension roof.

Rear Extension

- **Rear Projection: 4.5m**
- **Width: 7.82m**
- **Maximum Eaves Height: 2.55m**
- **Maximum Roof Height: 6.08m**

Existing and Proposed Floor Plans and Elevations



Local Plan Designation: Urban Fabric

Conservation Area: Yes

Neighbour Representations:

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

Publicity: A site notice was posted close to the address and a notice was published in the local newspaper.

Consultees:

English Heritage: Deferred to the advice of the local authority's Conservation Officer

Conservation Officer: Identified that the site until construction of the existing dwelling was a former quarry with an unformed history prior to 1929, and of an insignificant historical value, which dispute being within the Conservation area had become unkempt and used for fly tipping. Although preferring the originally approved 2013 consent for three dwellings, the officer does not object to the proposed extension and notes it would not harm the conservation area.

Forestry: Confirmed that the proposal would not affect existing trees, with those closest to the proposed extension being protected by the quarry walls.

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 16. Conserving and enhancing the historic environment

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁶⁶. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Within section 16, updated (December 2023) paragraphs 205 and 206, previously 199 & 200 are the most relevant which indicates: -

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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

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. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional

Local Plan

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

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.

HE1 - The Historic Environment: Positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk.

HE2 – Heritage Statements and General Application Procedures: Proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded heritage assets will be expected to include a description of the heritage significance of the site and its setting.

HE3 – Developments affecting Historic Buildings: Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance.

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 Urban Fabric. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety. In addition to its designation within Urban Fabric, it is also located within Brierly conservation area, which requires consultation with the Conservation Officer and consideration of local policies HE1 and HE3, which ensures the proposals would not harm character of the dwelling or that of the conservation area.

Historical/Conservation Area Impact

As confirmed by the conservation officer, there is little historical value to the site, whilst the dwelling itself is contemporary and was not the preferred type of development for the site. However, with matching materials being proposed, the extension would not have a negative impact upon the conservation area.

Residential Amenity

The dwelling and subsequently the proposed extension are set within the remnants of an old quarry, which with the high boundary's would prevent overlooking, overshadowing or any other impairment on the residential amenity of neighbouring dwellings. A ground floor bedroom window would be lost

by the proposal but a replacement side window of equal size, with an outlook over the side garden would be installed for the same bedroom, to retain light and outlook. The extension itself extends the integrated annexed aspect of the house but does not segregate the annex any further from the existing dwelling.

Visual Amenity

In a similar manner to the impact the proposal would have upon residential amenity, due to the location at the rear of the dwelling, the proposal also constructed in matching materials to retain the character of the dwelling, there would be no overt public view of the extension, beyond perhaps the roof, which integrates well with the existing dwelling.

Highway Safety

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

Summary

In comparison to the original dwelling, the extension is a balanced and modest sized extensions which extends the usability of the dwelling, as whole, as a sustainable house for multigenerational living. The extension is achieved without causing harm to amenity of current or future residents of the dwelling or neighbouring dwellings and does not have a negative impact upon the conservation area.

Recommendation: Approve with conditions