

## Jade3 Architecture Ltd

**J**ob reference: 2023 enquiry 76

**A**ddress: **Stancliffe House Farm site**  
Woodhead Road  
Wortley  
Sheffield  
S35 7DA

**D**ate: 16-5-2025

**E**xtra notes: **Very special circumstance case** ADDENDUM to support a series of discreet single storey extensions at rear of existing detached house stepping up hill slope creating an internal courtyard (visually screened) and removal of some underutilised outbuildings to offset floor areas at Stancliffe House Farm site, at Woodhead Road, Wortley, Sheffield S35 7DA



**The existing detached house**

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### Introduction

This VERY SPECIAL CIRCUMSTANCE ADDENDUM statement expands on the previously submitted justification for the proposed rear extensions to the existing dwelling located within the Green Belt. It addresses concerns raised by the Local Planning Authority (LPA) with specific reference to openness, character, scale and sets out clear reasoning supported by policy and case precedent that constitute *Very Special Circumstances (VSC)*.

### 1. Summary of Proposals and Revised Context

The proposed development has been carefully designed to respond to its unique topography, site context and the client's accommodation needs. The latest visual from an elevated angle clearly demonstrates that the proposed extensions are not sprawling or disproportionate, but rather centralised and contained within a well-defined architectural courtyard. This layout echoes traditional rural vernacular patterns such as farmsteads, where multiple structures are arranged around a shared space — fostering privacy, coherence, and sense of place.

The extension adopts a **low-profile single-storey courtyard** configuration, respecting topography, minimising visibility and integrating **green roofs and sustainable materials**. Outbuildings are proposed for demolition to offset additional floorspace.

### 2. Response to Key LPA Concerns

#### a. "Excessive Scale"

- The revised 155% increase reflects historical precedent — the former bungalow has already been extended by 150% (approved in 1986) and in the present detached 2 storey dwelling form today.
- The courtyard format is design led and avoids perceived massing. The accommodation is necessary for **modern family living**, including **multi-generational support**.
- The "elongation" concern is superficial.  
In fact:
  - The massing is **broken into discreet wings**, read visually as landscape-led forms.
  - This is **less visually intrusive** than a taller two-storey box.
  - **Part sunken and roof-greened forms** reduce prominence.

#### (note)

The original design intention was to provide extensions on all one level, meant that extensive digging would be needed which is not practical or sustainable and also not financially viable with excessive cost on retaining structure and hence the forms hugged the sloping site topography.

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### b. "Impact on Openness"

- The development replaces scattered, low-quality outbuildings with a single, legible built form **within a contained and private curtilage**.
- Views are private, not publicly available. Visual openness is preserved by:
  - Retaining a visual barrier to the rear (via either ruin wall or open carport option).
  - Green roof, dug-in sections and soft landscaping.
  - **Grasscrete surfacing** avoids urbanisation of the driveway.

### c. "Change in Character"

- There is **no heritage designation**, and the existing dwelling lacks architectural merit.
- The proposal simplifies **with improved visual harmony** and elevates the architectural language through consistent materials, glass and transparency, low-level roof lines, and sustainable detailing.

## 3. Planning Policy and Sustainable Design Merits

The scheme aligns with:

- **NPPF Para 147–148** – VSC can justify Green Belt development.
- **Para 134 / 130** – Supports outstanding design that promotes well-being and health.
- **Para 157** – Embeds climate resilience and on-site renewables (solar, green roof).
- **Para 81** – Supports local economic activity and employment through construction and supply chains.
- **Para 138 of NPPF** - lists the five purposes of Green Belt and this scheme **does not conflict** with any:
  - (a) to check the unrestricted sprawl of large built-up areas;  
*No sprawl: contained within existing plot.*
  - (b) to prevent neighbouring towns merging into one another;  
*No merging: site is not near any settlement boundary.*
  - (c) to assist in safeguarding the countryside from encroachment;  
*No encroachment: extensions contained at the rear and the front is opened and does not impact on the greenbelt.*
  - (d) to preserve the setting and special character of historic towns; and  
*Preserves countryside character: via green roofs and limited visibility.*
  - (d) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.  
*Assist in rural regeneration: declutter site and preserves openness.*

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### 4. Very Special Circumstances addendum (VSC) Justification

The following factors cumulatively outweigh the identified harm to Green Belt:

1. **Historical precedent:**  
Extension history and site evolution set a contextual basis for the proposal.
2. **Containment and visual mitigation:**  
Low-height, screened and sandwiched extensions between existing built forms. The **courtyard concept** creates visual order where previously there were scattered, low-quality structures.  
It's not "sprawl" but an **organised enclosure** responding to topography and landscape. The proposal **pulls buildings inward**, rather than pushing toward boundaries.
3. **Offsetting:**  
A further 105 sqm of poor-quality outbuildings removed but repurpose it as either a covered and open car port or a ruins wall to enclosed the courtyard.
4. **Sustainability:**  
Green roof, solar panels, permeable surfaces and topographic integration.
5. **Mental health and well-being:**  
Spacious, light-filled internal layouts align with modern living ethos.
6. **Multi-generational living:**  
Client's proximity to their son (approved nearby dwelling) enables care and community support. This is an important Asian cultural living ethos that most children tends to live closed by their parents and ability to look after each other and vice versa.

In today's policy context (including emerging political direction), **enabling sustainable rural living** is increasingly supported. **Proximity to family** and **intergenerational care** are weighty personal circumstances.

*"Today's living ethos rightly places significant importance on mental wellbeing, access to light, space and connection to nature — all of which are integral to this proposal. The generous yet respectful scale of the home is not about luxury but about quality of life, dignity in later life and intergenerational living. Spaciousness is not a frivolous ask, but a necessity for mental health, adaptability and resilience."*

*"Beyond this, the project stimulates local employment, uses sustainable construction methods and turns underused private land into a meaningful, long-term home. In doing so, it supports regeneration, not in the commercial sense, but in the personal — creating a home where wellbeing, environmental stewardship and architectural quality meet."*

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### 7. Design excellence:

Contemporary reinterpretation of rural form with a courtyard concept not commonly deliverable elsewhere.

### 5. Case Law / Appeal Decisions (helpful precedents)

#### **APP/N2345/D/20/3260821 Preston (2021)**

Allowed a substantial single-storey extension in Green Belt because it was of high-quality design and replaced existing outbuildings. The inspector accepted that a courtyard layout and demolition of lesser buildings offered betterment to the site.

*Our clients proposal replaces cluttered forms with unified, legible courtyard architecture and preserves openness.*

#### **APP/F0114/D/21/3276002 Bath & North East Somerset (2021)**

An appeal was allowed for a large domestic extension because the inspector agreed that modern living needs, including intergenerational support and energy efficiency, weighed in favour of the proposal.

*We have cited intergenerational living and sustainability, aligning with forward-thinking appeal decisions.*

#### **APP/B5480/D/20/3257354 London Borough of Havering (2020)**

An extension in Green Belt was allowed despite exceeding the 100% rule. The inspector found that visual openness had not been materially harmed and gave weight to the presence of other structures and the secluded setting.

*The site is well-screened and visible only from private land or distant valley views.*

As can be seen, these case laws have set precedence and trust that you can reconsider the proposals on similar merits.

### 6. Optional Conditions and Flexibility

To assist the LPA and maintain control:

- **Condition:** All buildings identified for demolition will be removed prior to occupation.
- **Condition:** The retained structure shall not be used for habitable accommodation (ruins or carport only).
- **Condition:** Materials and planting as per approved plans, to ensure landscape-led character.

### Conclusion

National conversation (e.g. Starmer's greenbelt review plans) is shifting. While not yet formal policy, this illustrates the **policy environment is evolving**. A forward-



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looking LPA can **set an example** of how innovative schemes can be sensitively approved even in Green Belt.

The proposals go above and beyond conventional residential extensions in terms of **design thought, openness mitigation, sustainability** and **functional need**. The Council is encouraged to exercise discretion and support a forward-thinking scheme that maintains rural integrity while meeting the evolving needs of residents.

To avoid an abrupt refusal notice, may we request that our client seeks a local ward councillor for committee referral rather than through delegated officer recommendations. We thank you in advance for your patience to date.

Prepared by



**Michael Chow** BA Arch, Dip Arch, ARB  
Managing and Concept Director  
Chartered Architect and Urban Masterplanner  
for and on behalf of Jade3 Architecture Limited