2022/1087

Mrs Angela Hutchinson

Aldham Mill Farm, Wombwell Lane, Wombwell, Barnsley, S73 8EG

Dormer roof and raising of ridge height to existing extension to bungalow

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Site Description

The property is a detached stone/brick converted farmhouse located in Wombwell. Aldham Mill lies in a rural location surrounded by several other converted farm buildings with access only gained by a private road off Wombwell Lane. The property is a bungalow with a vast area of farmland around.

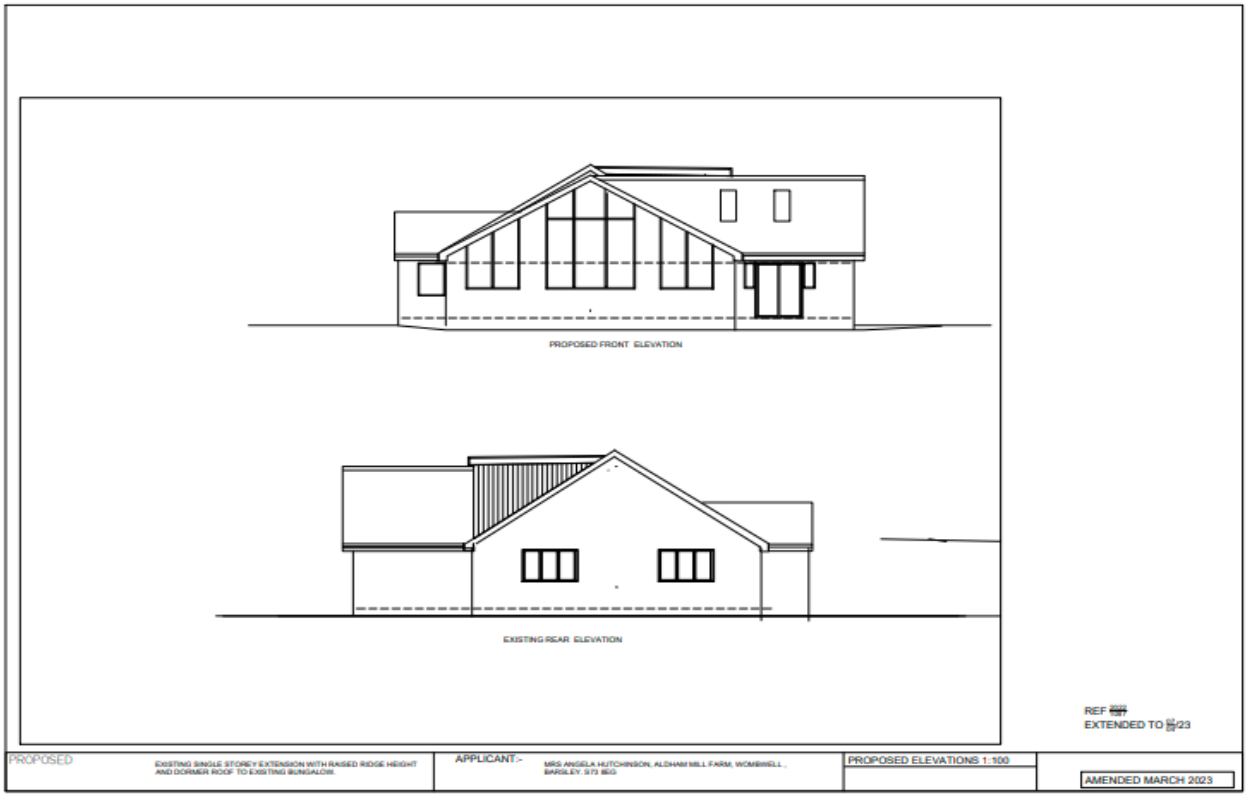
Planning History

B/91/1096/WW - Erection of extension to dwelling

B/92/0168/WW - Erection of barn/storage building

2018/0472 - Erection of side extension to existing dwelling and alterations to front elevation

Proposed Development



The applicant is seeking approval for the erection of a dormer roof and raising of ridge height to an existing extension to the bungalow. The dormer roof will increase the height of the previous extension by 0.4 meters to facilitate the inclusion of the rooms in the roof space. The materials used will be matching materials to the original dwelling.

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.

Local Plan Allocation – Green Belt

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy 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. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy 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.

Policy HE1: Historic Environment

Policy GB1: Protection of Green Belt – In accordance with the NPPF, the erection of new buildings within the green belt will be classed as 'inappropriate' development with sites in the green belt being protected from such. Exceptions to this are:

- Buildings for agriculture and forestry;
- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries;
- The extension of alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- The replacement of a building provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages, and limited affordable housing for local community needs; and

- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land).

All such buildings will still be considered in terms of their impact on the openness of the green belt and whether they cause other harm. In accordance with the NPPF and as set out in GB1, the Council will not allow proposals for 'inappropriate' development in the Green Belt unless it can be shown that there are very special circumstances that justify setting aside local and national policy.

Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt – Provided that 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; and

- 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.

<u>Supplementary Planning Document: House extensions and Other Domestic Alterations</u>

This document establishes 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 should;

- Be of a scale and design which harmonises with the existing building;

- Not adversely affect the amenity of neighbouring properties;

- Maintain the character of the street scene; and

- Not interfere with highway safety

The above principles are to reflect the revised principles in the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

<u>National Planning Policy Framework</u>

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved 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 inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 134 states that *"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"*.

Consultations

No consultees were consulted for this application.

Representations

Neighbour notification letters were sent to surrounding properties, two objections were received (one to each set of plans). The objections received to the initial plans were as follows:

- The proposed design is not at all in keeping with any of the surrounding buildings, which are stone with slate roofs, two of which are listed buildings, with exception to the joining bungalow that cannot be seen from any views outside the farm boundaries.

- The design is unusual to say the least and in our opinion the 3rd floor is out of character and imposes itself on surrounding properties. This extra height will invade our privacy on all 3 floors of our property, take light from all our rear facing rooms as well as the garden.

- The proposed roof extension would reach our roof line, and even though the majority of the windows are facing the opposite side, there are a succession of velux windows that would be overlooking our full property therefore encroaching on our privacy.

- I am not sure if you are aware of the current services that supply Aldham Mill farm and its surrounding houses. But all, including the farm, and Mill Stone House are connected to a septic tank system. Not mains drainage. The proposed development would put significant pressure on an already overloaded system.

The scheme was then amended to remove the proposed 3rd floor and a further consultation carried out. In response to the amended plans the following was raised;

- 3 velux windows that have been placed in the roof of the proposed side elevation. We would ask that as these windows look directly on to our bedrooms that the windows have some form of privacy/opaque glass placed in them. This would be of benefit to both parties avoiding being able to see into each other's bedroom areas. From our bedrooms we would be able to see right through and out the dormer window on the other side.

Assessment

<u>Principle of Development</u>

The site falls within Green Belt as such, extensions, roof alterations, outbuildings and other domestic alterations will be considered against the general principles from the SPD and the following criteria:

- The total size of the proposed and previous extension should not exceed the size of the original dwelling; and

- The original dwelling must form the dominant visual feature of the dwelling as extended

Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

Impact upon Green Belt

The starting point to assess extensions and alterations for sites within the Green Belt is identifying how the original dwelling stood in 1948, or whenever the house was built, whichever is later. In this case, the building first appears clearly on the 1960 map therefore the size of the original building for the below calculations will be taken from that map.

- Original dwelling = 147sqm
- Existing extensions = 99 sqm (71sqm + 28sqm)
- Proposed extension (dormer roof space) = 57sqm
- Original dwelling + Existing extensions + Proposed extension = 156sqm

As such, the proposal along with the existing extensions does exceed the size of the original dwelling, however this is by a slight margin and the proposed extension, although creating more floor space does not increase the mass of the dwelling. Therefore exceeding 100% of the original size of the dwelling in this circumstance is not harmful and it is noted the dwelling is a bungalow which reduces its original size to begin with. To ensure the dwelling isn't further developed permitted development rights will be removed. The original dwelling still forms the dominant visual feature.

Visual Amenity

The SPD states that '*materials should normally be of the same type, colour and texture to the existing house or as close a match as possible'*. In this case, the proposed materials will match the existing dwelling and are therefore acceptable. The dormer roof won't be highly visible due to the relatively isolated nature of the dwelling and the dormer being set on the opposite side of the dwelling to that of the neighbouring properties which also features the host road. Also, the raising of the roof height won't be detrimental to visual amenity as the neighbouring dwellings are two-storey and the character of the host dwelling will still be retained. The grade II listed building of Aldham farm is separated from the site by the property known as 'The Barn' and as such the proposals are sufficient distance, and sufficiently screened, to have no negligible impact on the setting of this listed building. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making or Policy HE1: Historic Environment and is considered acceptable in terms of visual amenity.

Residential Amenity

The proposed dormer extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The bulk of the dormer is set on the opposite side of the dwelling to that of the neighbouring dwellings. In terms of overlooking the proposed roof lights in the roof slope of the existing extension are not deemed to cause significant levels of overlooking to the neighbouring properties. Given the host dwelling is a bungalow and the neighbouring dwellings are two-storey the level of overlooking from the bungalow upwards will be minimal. This combined with the distance between the two properties means it would not I be impactful enough to warrant a refusal of the application. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

There will be no impact upon highway safety.

Recommendation

Approve with conditions