
2023/0089

Mr P Robinson

Erection of two storey rear extension and single storey rear porch to dwelling

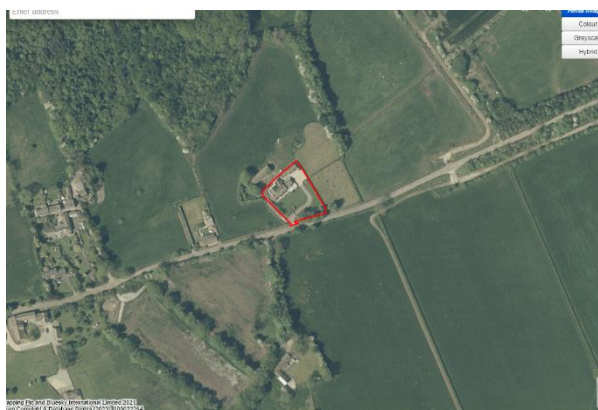
Water Slack Farm, South Lane, Cawthorne, Barnsley, S75 4EF

Site Location & Description

South Lane is a quiet, narrow rural road linking Cawthorne and Hoylandswaine within the western rural part of the borough.

The rendered dwelling forms part of Water Slack Farm, a detached farmhouse building and a redundant barn. The dwelling benefits from an oak framed red-brick side extension to the eastern elevation, and a detached stone built triple garage and office beyond. The access from South Lane splits to the west, to serve the redundant barn and to the east, to the serve the dwelling. The driveway sweeps through the extensive garden to the detached triple garage and parking area within the north east corner of the site.

The site is bounded by stone walling and the vegetation along South Lane provides some screening of the dwelling which is set back approximately 30m from the highway.



Site History

2012/1303 - Conversion of barn to residential use including raising of roof and the erection of a detached double garage – withdrawn

2013/0456 - Conversion of barn to residential use including raising of roof and the erection of a detached double garage (resubmission) – Approved with conditions

2014/0045 - Erection of single storey rear extension with a rearwards projection of 4.5m with a height to the eaves of 2.5m and 4.0m to the highest point (prior notification - householder) – No prior approval required

2014/0193 - Erection of single storey side extension, detached garage with room above and new drive to dwelling. Approved April 2014

Elongated barn to the north of the property

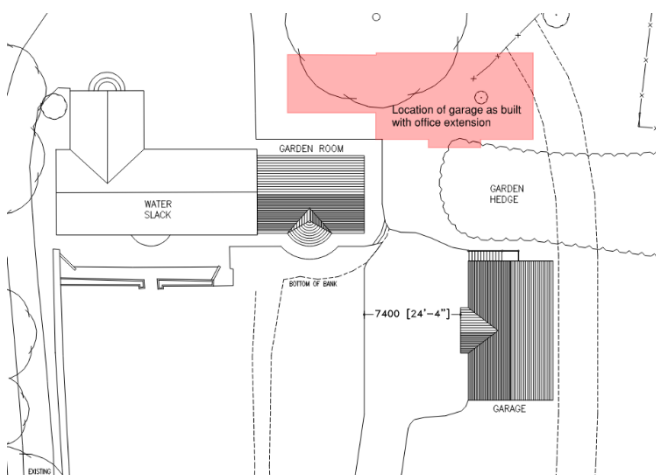
2012/1303 - Conversion of barn to residential use including raising of roof and the erection of a detached double garage - withdrawn

2013/0456 - Conversion of existing barn to dwelling and erection of detached double garage (Resubmission). Approved July 2013

It is noted that the garage approved under application 2014/0193 has not been built in accordance with the plans, in that the design has changed and it has not been sited in the approved location. Following a conversation with the agent, evidence via Google Earth has been submitted which shows the garage and office extension in situ since 2016 and therefore is exempt from enforcement action. However, when compared to the original permission it is considered that the garage is of a suitable design and location for a green belt setting.



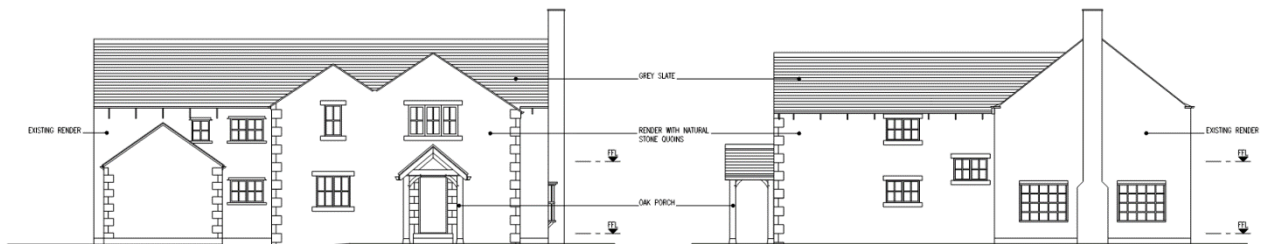
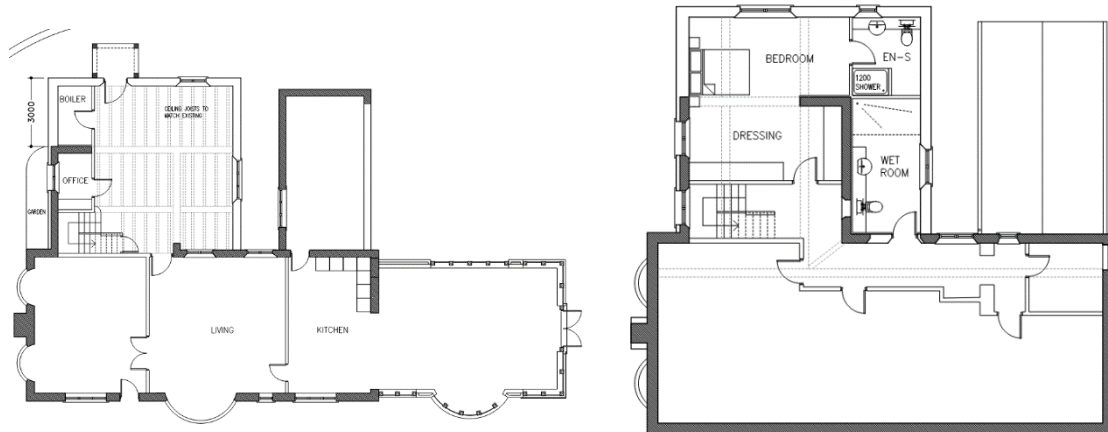
FRONT ELEVATION



Proposed Development

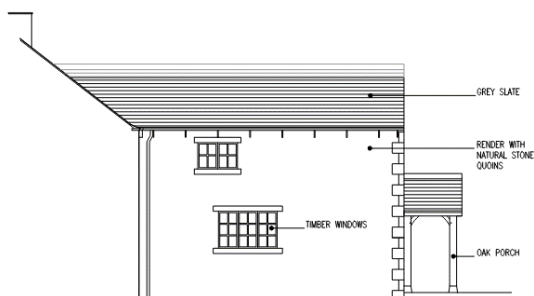
The applicant seeks permission for the erection of an extension to the existing, original two storey rearwards projection. It is proposed to extend 3m to the north and 2.9m to the east. It is also proposed to erect a single storey oak framed canopy above the door located on the rear elevation of the extension, projecting 1.5m from the rear elevation and 2m along it.

The applicant initially intended to construct the extension and clad the existing two storey rearwards projection in natural stone; however, it was considered that the proximity of the varied materials (render, stone, and red brick) would be visually discordant, and amendments were sought and submitted.



PROPOSED NORTH/REAR ELEVATION

PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION

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 held 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

The site is allocated as Green Belt within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy GB2 Replacement, extension, and alteration of existing buildings in the Green Belt
Policy D1 High Quality Design and Place Making
Policy GD1 General Development
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

Consultations

Parish Council – No comments received

Representations

Neighbour notification letters were sent to surrounding properties; 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	=130.12m ²
First Floor	=130.12m ²
Total	=260.24m 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
260.24m²

Proposed Extension

The existing two storey rearwards projection is to be extended and forms part of the original dwelling, therefore, to calculate the proposed floor area the difference has been taken between the existing and proposed.

Existing floor area (both floors) $25.7 \times 2 = 51.4\text{m}^2$

Proposed floor area (both floors) $63.47 \times 2 = 126.94\text{m}^2$

Therefore, an increase in floor area of 75.54m^2 the area of the proposed extension.

Total Proposed extension = 75.54m²

Existing extensions	
Single storey rear extension	= 28.42m ²
Single storey side extension	= 51.95m ²
Detached garage	= 93.22m ²
Total Existing	= 173.59m²
Total Existing and Proposed	= 173.59m² + 75.54m²
	= 249.13m²
Difference	= 260.24m ² – 249.13m ²
	=11.11m ² 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 acceptable when considered against Local Plan Policy GB2 Replacement, extension, and alteration of existing buildings in the Green Belt.

Visual Amenity and Impact on the Green Belt

The proposed extension is to be located on the rear elevation and is to extend the existing rear projection by 3m to the north west and 2.9m to the north east elevations.

The two-storey rear extension is to be constructed from render with stone quoins to match the original dwelling. The applicant initially intended to construct the extension and clad the existing two storey rearwards projection in natural stone; however, it was considered that the proximity of the varied materials (render, stone, and red brick) would be visually discordant, and amendments were sought.

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.

Whilst the dwelling is located within the green belt, the extension, along with the existing additions do not result in disproportionate additions over and above the size of the original dwelling and as such is considered not to impact on the openness of the green belt.

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 GB2: Replacement, extension, and alteration of existing buildings in the Green Belt.

Residential Amenity

The dwelling is located in an isolated position and not directly surrounded by neighbouring properties, and as such the proposed extension would not increase levels of overlooking, overshadowing or loss of outlook of residential properties.

It is noted that in 2013 the barn to the rear of the property was approved planning permission for the conversion to a dwelling, however this permission has not been implemented and has since lapsed.

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 an impact on the openness of the green belt, 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, or upon highway safety and as such is in compliance with Local Plan Policies GB2, GD1, D1 and T4 and is acceptable.

Recommendation

Approve with conditions