2023/0096

Mr Richard Richardson

Renovation and extension of existing dwelling

Fall Head Farm Cottage, Fall Head Lane, Silkstone, Barnsley, S75 4LE

Planning History

No previous planning applications

Site Description

Fall Head Farm Cottage is a stone built dwelling set off Fall Head Lane, Silkstone. The property has been extended previously with a two storey side extension, due to the extended eaves height, which appears at odds with the original dwelling. The property is in need of renovation and the site is overgrown. The property is accessed off Fall Head Lane and adjacent to a separate property known as Lees Hall Farm.

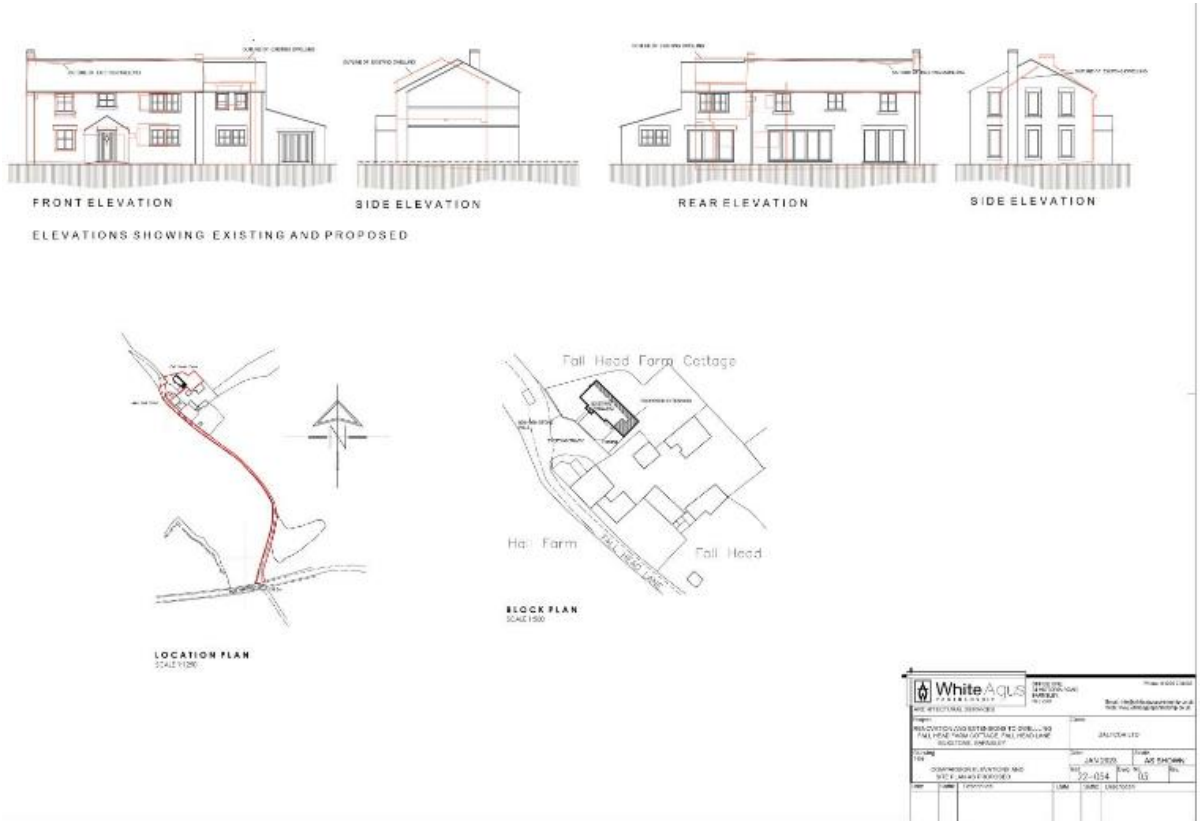
A Public Right of Way runs along Fall Head Lane.

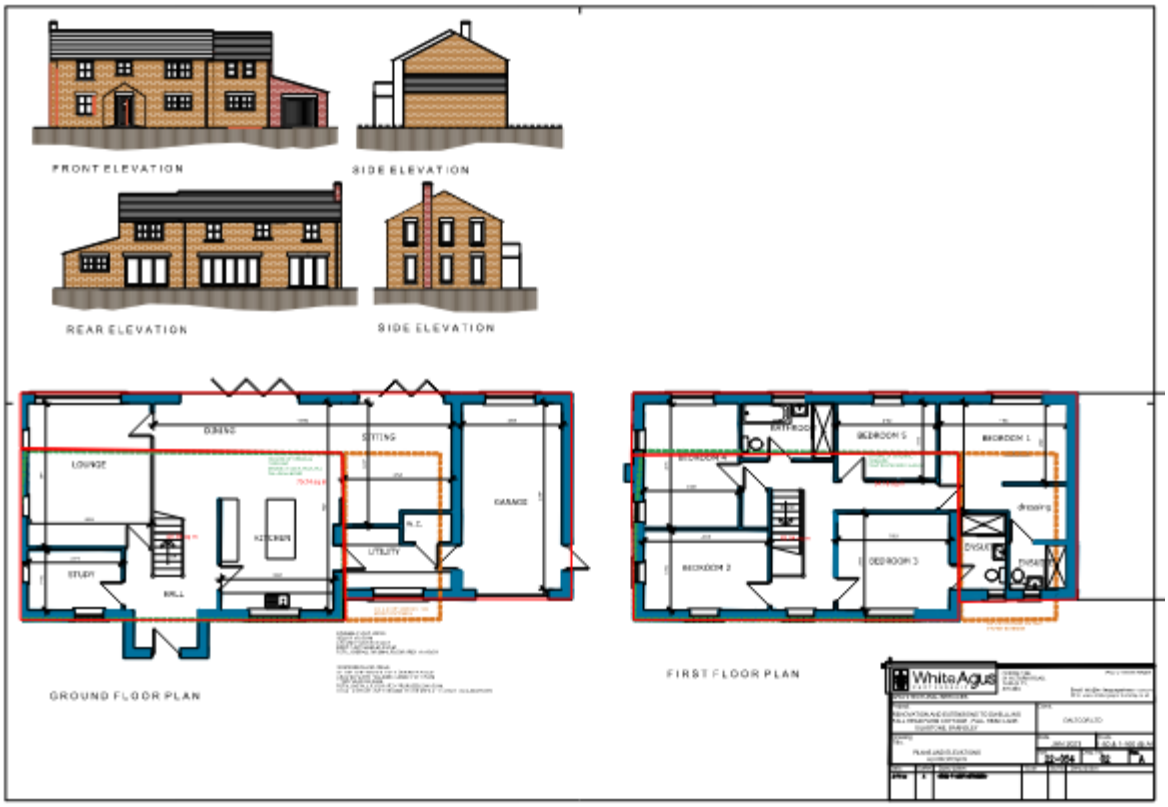


Proposed Development

The proposal involves the renovation and extension of the existing dwelling. The proposal involves the erection of a two storey rear extension and the removal of the existing two storey side extension and replacement with a new two storey side extension and an attached lean to garage. The proposed two storey side extension has been designed with a set back from the front elevation and a corresponding lowered roofline.

The proposal also includes the erection of a front pitched roof porch measuring 3.8sqm.





Policy Context

Local Plan

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.

The site is allocated as Green Belt within the adopted Local Plan.

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making.
The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents. The following policies are of relevance to this proposal:-

Policy SD1 Presumption in favour of Sustainable Development
Policy GD1 General Development
Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt

Supplementary Planning Document

House Extensions

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.

Neighbours

Neighbour notification letters were sent to surrounding properties. No comments have been received.

Consultations

Silkstone Parish Council – No comments received
Highways – No objection subject to informative
Ecology Officer – No objections subject to conditions
Drainage - Details to be checked by Building Control
SYMAS – No objection subject to condition

Assessment

Principle of development

As the property is set within the Green Belt policy GB2 of the Local Plan would apply.

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

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.

The existing dwelling has a floor area of approximately 133sqm (measured externally including walls). The proposed extensions amount to approx. 136.9qm (two storey rear extension 45sqm and side extension 60sqm, proposed garage 28.1sqm and porch 3.8sqm. The proposed extensions are approx 3.9sqm above the 100% rule, however it is felt that this small increase above 100% is acceptable in this instance, given the impact upon the openness of the Green Belt would be limited. Permitted development rights should be removed to ensure that no further extensions/outbuildings can be constructed without planning permission.

Residential amenity

The alterations/extensions do not have any windows which will overlook the neighbouring property at Lees Hall Farm and the majority of the windows would overlook agricultural land.

The property is set within a fairly large plot and the proposed extensions are set away from the adjacent dwellings, so should not cause any significant increased overshadowing or overbearing impact. The proposal is considered to be acceptable in terms of residential amenity in accordance with the SPD House Extensions and Local Plan policy GB2.

Visual Amenity

The proposed alterations/extensions are considered to be acceptable in terms of visual amenity. The extensions, in particular the side extension would replace an existing poorly designed and constructed side extension and would appear subservient to the existing dwelling. The side extension is designed with a set back and corresponding lowered roofline in line with the guidance set within the SPD House Extensions. The proposed porch extension has been designed with a pitched roof and would add interest to the front elevation of the dwelling. The extensions would also be constructed of matching materials.

In terms of impact upon the openness of the Green Belt, the proposals are located within the confines of the curtilage of the dwelling and would not significantly harm the openness or visual amenity of the Green Belt in this location in accordance with policy D1 and GB2.

Ecology

Bat Surveys have been conducted and the Ecology Officer is content with the findings within the bat survey report. The activity surveys have been suitably spaced out within May 23 to ensure roosts of higher conservation status could be identified. Whilst the building was found, at the time of surveys to comprise no roosting bats, the building is still considered to provide potential for roosting bats due to the numerous Potential Roosting Features present. As such, the conditions will be required to ensure bats and birds are protected throughout the duration of the works along with mitigation measures to be implemented in accordance with Local Plan Policy BIO1.

Highway Safety

The site is approximately 300m down the unadopted track of Fall Head Lane. Given that the lane does not benefit from street lighting and is devoid of satisfactory footway provision along its entire length and given the significant constraints, travel to and from the site is unlikely to be carried out on foot or by bike. However, approval was granted in application no. 2021/0190 for the conversion of barns into five dwellings further along Fall Head Lane; this permission included stipulations to improve the condition of the access into the site.

Whilst this proposal would increase the size of the dwelling, it would also significantly improve the off-street parking facilities associated with the property. A large garage is included in the scheme along with formalising driveway space on the site frontage.

The Highways Officer has considered the previous permissions on Fall Head Lane and the fact this scheme improves parking provision at an existing dwelling, therefore the scheme is acceptable from the perspective of highways in accordance with Local Plan Policy T4.

An informative should be included within any permission to ensure that The Public Right of Way shall remain unobstructed for the duration of the construction of the development.

Recommendation

Approve with conditions