2024/0944

Mr Keith Taylor

The Old Barn, Crane Moor Nook, Crane Moor, Sheffield, S35 7AT

Erection of three-storey rear extension and internal and external alterations to improve access.

Site Description

The application relates to a plot located on the north side of Crane Moor Road and within a small cluster of buildings known as Crane Moor Nook in the Green Belt. The application dwelling was formed by the approved conversion of former outbuildings to High House Farm. A single storey side extension with a rear projection and a single storey rear porch extension were also approved at the time of the conversion. The erection of a first-floor conservatory extension was approved later. There was an existing two-storey rear extension in situ in place of a porch that was previously approved at the time the conservatory was approved. The topography of the area falls south-east to north-west. Consequently, the application dwelling shows an element of under-build with stepped access from the rear elevation. The application dwelling adopts an L-shaped form and is constructed of coursed stone and has a pitched and gable pitched roof with grey coloured roof tiles. The dwelling is fronted by an extensive area of hardstanding which extends along its side and to the rear. There are a few small outbuildings within the curtilage which is bounded by a mix of vegetation and trees.

Planning History

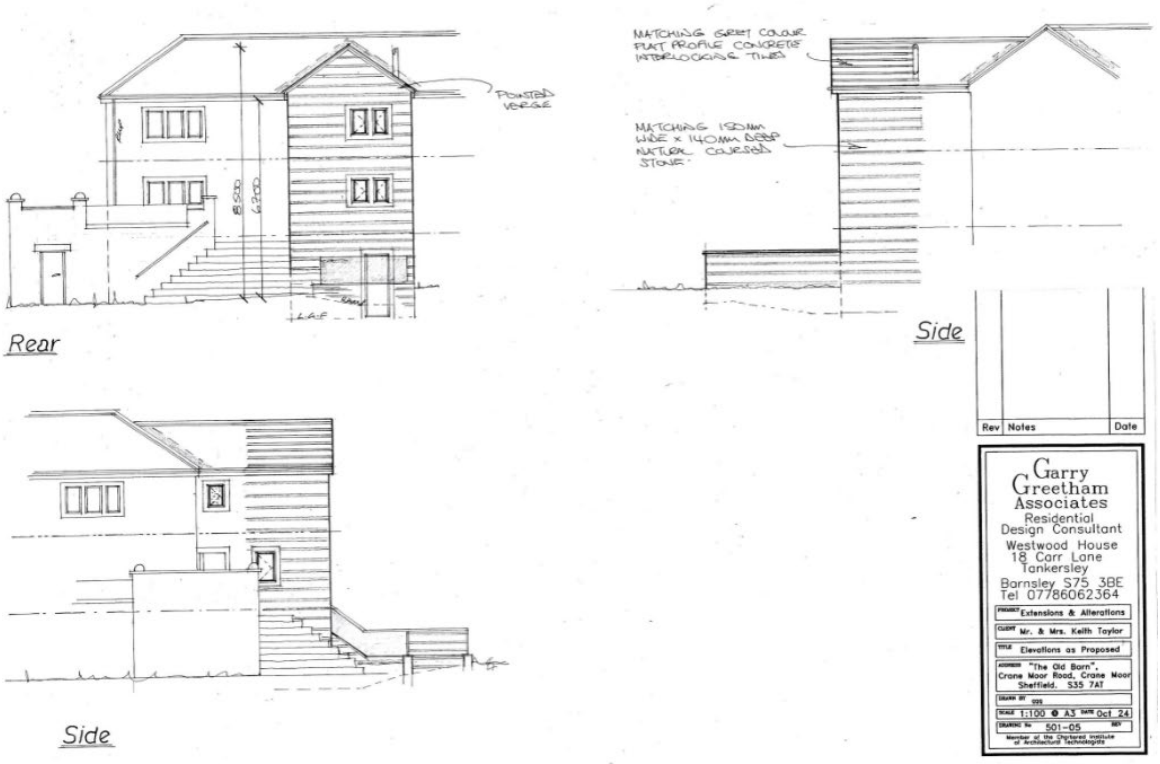
There are several previous planning applications associated with this site, but the most recent and relevant applications are as follows:

1. B/89/0283/PR – Conversion of outbuildings to dwelling. – Approved.
2. B/03/0676/PR – Erection of first floor conservatory extension. – Approved.
3. 2014/1445 – Erection of a two-storey rear extension to dwelling. – Approved.

Proposed Development

The applicant is seeking permission for the erection of a three-storey extension to the rear of the application dwelling and internal and external alterations to improve access, including the installation of a new enclosed access ramp.

The proposed extension would have a rearward projection of approximately 2.8 metres and would maintain the existing eaves and ridge height of an existing two-storey rear extension. The extension would be constructed of closely matching external materials.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

The Local Plan review was approved at a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

Local Plan Allocation – Green Belt

The site is allocated as Green Belt land in the adopted Local Plan and therefore the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy GB1: Protection of Green Belt.***
- ***Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***
- ***Trees and hedgerows.***

National Planning Policy Framework (December 2024)

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.***
- ***Section 13: Protecting Green Belt land.***

Paragraph 142. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Paragraph 153. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. '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 154. Development in the Green Belt is inappropriate unless one of the following exceptions applies:

a) *buildings for agriculture and forestry;*

b) *the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*

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;*

d) *the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*

e) *limited infilling in villages;*

f) *limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*

g) *limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.*

h) *Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:*

   i. *mineral extraction;*

   ii. *engineering operations;*

   iii. *local transport infrastructure which can demonstrate a requirement for a Green Belt location;*

   iv. *the re-use of buildings provided that the buildings are of permanent and substantial construction;*

   v. *material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and*

   vi. *development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.*

Other Material Considerations

- ***South Yorkshire Residential Design Guide 2011 (SYRDG).***

Consultations

Forestry Officer	No objection subject to informative.
Thurgoland Parish Council	No comments.

Representations

Neighbour notification letters were sent to surrounding properties. No representations were received.

Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

Extensions and alterations to a domestic property are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property. Development should not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety. Development should also not have a harmful impact on the appearance or character and should preserve the openness of the Green Belt.

Green Belt Assessment

Extensions and alterations to an existing domestic property are acceptable in principle if cumulatively the proposals would not amount to more than a doubling of the size of the original building. Original means as existed in 1948 or, in relation to a building constructed later, as it was built. Outbuildings will not contribute to the original floor space but will be considered when calculating the cumulative additions to the original building.

The original building is shown on several historic OS maps including 1948. The application dwelling was formed by the approved conversion of former outbuildings to High House Farm. This was under application B/89/0283/PR and permitted development rights were not removed by this permission. A single storey side extension with a rear projection and a single storey rear porch extension were approved by this permission. The erection of a first-floor conservatory extension was approved under application B/03/0676/PR. There was an existing two-storey rear extension in situ in place of a porch that was previously approved at the time this permission was granted. A further two-storey extension was approved to the rear of the existing extension under application 2014/1445. However, following a site visit held on 6th December 2024, this extension does not appear to have been implemented. This permission is therefore expired.

The original building is that which existed in 1948 and prior to the conversion of attached outbuildings to form a new dwelling. The development together with existing additions would not amount to more than a doubling of the original building, in accordance with Local Plan Policy GB2. Nevertheless, to avoid any further harm to the Green Belt, some permitted development rights will be removed. As such, this weighs significantly in favour of the proposed development.

The proposal is therefore considered to comply with Local Plan Policy GB1: Protection of Green Belt and Local Plan Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt and is acceptable.

Residential Amenity

Extensions and alterations to a domestic property are acceptable if the proposed development would not adversely affect the amenity of neighbouring properties.

The application dwelling is attached to Nook End Lodge which is positioned to the south-west. The proposed extension would be erected to the north-east of the neighbouring dwelling and would be attached to an existing two-storey rear extension. The rear extension would have an overall rearward projection from the rear elevation of the application dwelling by approximately 4.5 metres, which is approximately 0.8 metres greater than approved by application 2014/0445. The proposed extension would contribute approximately 2.8 metres of this amount as new development. The overall rearward projection would extend one metre further than recommended by the design guidance of the House Extensions and Other Domestic Alterations SPD. However, the rear extension would be erected to the north-east of the neighbouring dwelling, and as such, whilst some overshadowing could occur, any potential impact would be limited to the early morning. Moreover, the neighbouring habitable room windows are set in from the party boundary, and the extension replaces a large conifer abutting the boundary line, which has since been removed. The proposal is therefore not considered to be overbearing or significantly detrimental to the amenity of the neighbouring occupant(s) by way of overshadowing and reduced levels of outlook. The occupant(s) of Nook End Lodge were notified of this application and no objections were received. As such, this weighs significantly in favour of the proposed development.

One ground floor window would be located on the north-east elevation of the rear extension. One new first floor window would be located on the north-east elevation of the existing two-storey rear extension. Ground and first floor windows would be located on the north-west elevation of the proposed extension and no windows would be located on the south-west elevation of the proposed extension. A sufficient distance would be maintained to the rear boundary with the closest residential dwelling, Red Croft, positioned some 40 metres to the north-west. As such, this weighs significantly in favour of the proposed development.

The proposed extension would incorporate an internal lift that would be accessed by a new enclosed access ramp to the rear of the application dwelling. It is understood that this is required due to health issues and the proposed development would provide level access from the rear garden which would negate the need to navigate existing stepped access.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and would be acceptable regarding residential amenity.

Visual Amenity

Extensions and alterations to an existing domestic property are acceptable if the development would remain subservient and would be of a scale and design appropriate to the host property and would not have a harmful impact on the appearance or character and would preserve the openness of the Green Belt.

The proposed extension would adopt a sympathetic form and features which would include a gable pitched roof that would maintain the eaves and ridge height of the existing two-storey rear extension. The extension would also be constructed of closely matching external materials.

In relation to the openness of the Green Belt, the proposal would be implemented within the existing residential curtilage of and would be attached to the application property and would be constructed of appropriate materials. It is therefore considered that the proposal would not harm the openness or visual amenity and character of the Green Belt. This weighs moderately in favour of the proposed development.

The proposal is therefore considered to comply with Local Plan Policy GB1: Protection of Green Belt and Local Plan Policy D1: High Quality Design and Placemaking and would be acceptable regarding visual amenity.

Highway Safety

The proposed development would not be prejudicial to highway safety. The existing site access and off-street parking arrangements would be retained.

The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and would be acceptable regarding highway safety.

Trees

Trees are located in all directions surrounding the application dwelling, and a large conifer adjacent to the western boundary line has been removed. The Council's Forestry Officer was consulted, and following discussions, it was determined that the site presents a rare instance where there are ample areas of hardstanding as to manage development related activities without impacting trees. As such, Arboricultural documents were not required in this instance. Nevertheless, trees should be protected throughout the duration of development related activities on site in accordance with British Standard 5837:2012, and as such, this will be secured by condition.

Planning Balance and Conclusion

In considering the above assessment, the proposed development is acceptable regarding residential and visual amenity and highway safety, and whilst the proposal does not conform to adopted design guidance fully, the proposed development would not be detrimental to the amenity of the occupant(s) of neighbouring dwellings in relation to overshadowing, overlooking and loss of privacy, and reduced outlook. The development would improve accessibility for the occupant(s) of the application dwelling. As such, the anticipated benefits of enabling development in this instance would outweigh potential harm, and on balance, this application is therefore recommended for approval.

Recommendation -
Approve with Conditions