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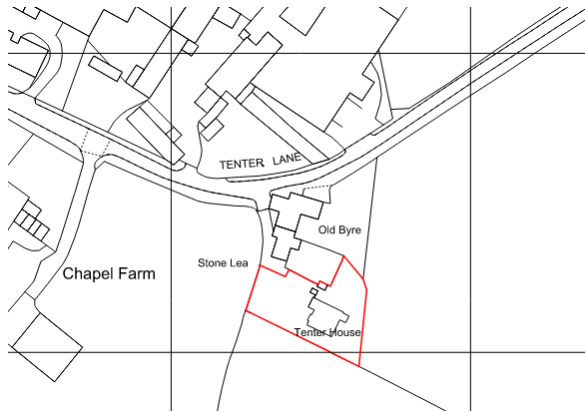
**2024/0631****Applicant:** Mr & Mrs Hill**Address:** Tenter House, Tenter Lane, Snowden Hill, Sheffield, S36 8YR**Description:** Removal of existing oil tank store and erection of attached garage to 2 storey dwelling

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One Parish Council objection and one neighbour objection (both now resolved)

**Site & Location Description:**

Located in the rural west, Green Belt area of the borough approximately 3km southeast of Penistone and 2.5km southwest of Thurgoland; the dwelling is situated in a small Hamlet of Snowden Hill. The dwelling itself is an extended stone cottage, featuring a tiled roof, a canopy wrapping around the side and rear elevations and some small outbuildings. The dwelling is set within an ample curtilage and is accessed through a lane shared with neighbouring dwellings.

**Planning History:**

- 2014/0086 - Erection of an attached garage to dwelling - Approved with conditions 20<sup>th</sup> March 2014 [Does not appear to have been constructed]
- B/95/0358/PR – Erection of side single-story extension - Approved with conditions 29<sup>th</sup> March 1995
- B/90/1553/PR - Erection of extension to dwelling - Approved with conditions 28<sup>th</sup> November 1990
- B/88/1204/PR- Erection of extension to dwelling - Approved with conditions 21<sup>st</sup> September 1988

**Proposed:**

The proposal is for the removal of an existing oil tank store and the erection of an attached garage to the side elevation of the dwelling and an existing unattached outbuilding. The proposal would use matching materials. Very similar plans were submitted and approved in 2014, but do not appear to have been constructed.

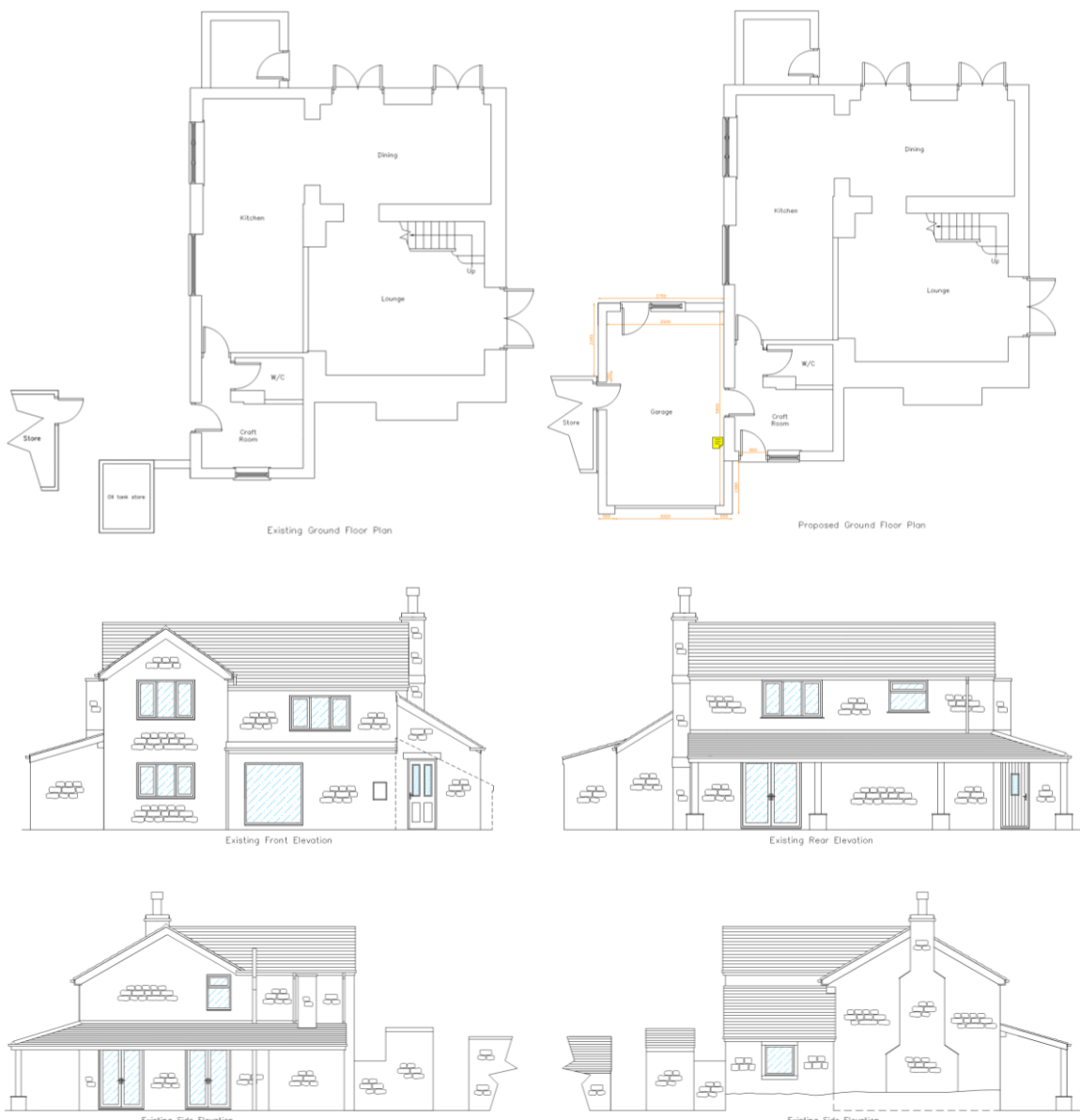
**Approximate Measurements:**

All existing roof and eaves heights have been checked on the existing plans and remain unaltered on the proposed plans.

#### Attached Garage

- **Side Projection: 4m at widest point / 3.75m from the side elevation of dwelling**
- **Length: 6.3m**
- **Eaves Height: 2.27m**
- **Roof height: 3.65m**

#### Existing and Proposed Floor Plans and Elevations





**Local Plan Designation:** Green Belt

**Conservation Area:** No

**Neighbour Representations:**

Letters were sent to nearby addresses; One objection about the red-line boundary was received. This error has since been corrected on a revised location plan and confirmatory land registry documents provided.

**Consultees:**

**Hunshelf Parish Council:** Concern was raised by the Parish Council regarding the originally submitted red line boundary. Following error being corrected in revised plans, the application was discussed, and the objection removed at the Parish Council meeting held on 9<sup>th</sup> September 2024.

**Oxspring Parish Council:** No comments or objections received

**Highways DC:** Highways confirmed that the dwelling is accessed via shared access track, leading from public bridle way, and that there remains aqueduct parking provision and turning space within the site. They highlighted that the proposal is similar to the 2014/0218 application, and like with that application, they have no objections to the proposal.

**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.

### 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.

In respect of this application, relevant policies include:

#### Section 12: Achieving well-designed and beautiful places -

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates:-

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. Conversely, significant weight should be given to:

- a) development which reflects 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; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

#### Section 13. Protecting Green Belt land

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.

Within section 13, from 'Proposals affecting the Green Belt' wording from paragraphs 153 and 154 are the most relevant which indicate: -

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.

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

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

#### Local Plan

In reference to this application, the following Local Plan policies are relevant:

**GB1 - Protection of Green Belt:** The general extent of the Green Belt is set out on the Key Diagram. The detailed boundaries are defined on the Policies Map. Green Belt will be protected from inappropriate development in accordance with national planning 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:

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.

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.

**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.

**SD1 - Presumption in favour of Sustainable Development:** When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

**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.

**T4 – New Development & Highway Safety:** New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

#### Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

## Assessment

### Principle of development

The site is located within land designated as Green Belt. Extensions to residential properties are in general considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety. For residential dwellings within the Green Belt, additional specific local and national policies provide further restrictions to the maximum size of an extended dwelling, consideration of its appropriateness, and impact on the openness of the Green Belt.

### Residential Amenity

In common with an application approved in 2014, and despite local and national policy changes, the principle of the development and its limited impact on the residential amenity of neighbouring dwellings is maintained. The proposal creates a garage in between the existing house and a outbuilding, with internal links proposed between the three units. The corner of the garage is approx. 11.6m away from the closest point of the neighbouring dwelling of Old Brye, with no other neighbours nearby. With the garage not being within direct line of sight of Old Brye, and otherwise being a substantial distance away, there would only be a minimal impact on the residential amenity of Old Brye and no impact upon other dwellings.

### Visual Amenity and Impact Upon the Green Belt

The proposal would use matching materials and would be of a proportionate size to the dwelling, so would not harm the character of the dwelling. With a practical use of a garage, the proposal would equally not be inappropriate development within the Green Belt. In further mitigation of visual amenity and the impact on the openness of the Green Belt, the proposal is being constructed as a link between the existing house and outbuilding and is being constructed on land where an oil tank currently stands. This location would support the harmonisation of the garage with the dwelling and minimize the impact on the openness of the Green Belt.

### Green Belt Calculations

With no definitive plans from 1948 available, an OS map from 1960 provided an indication of the size of the dwelling as close to 1948 as possible. With the original dwelling appearing to be a two-story cottage before further amendments in the 1980's and 1990's, which would result in a gross floor area of approx. 122.5sqm. No updated first floor plans were supplied, as such an estimate of double the current floor area was used:

#### Approximate Measurements

- Original dwelling: **122.5 sqm**
- Dwelling 2024: **194 sqm**
- Outbuilding 2024: **6 sqm**
- 100% Maximum Allowance of Original Dwelling: **245 sqm**

Proposed Measurements:

- Dwelling 2024: **194 sqm**
- Outbuilding 2024: **6 sqm**
- Garage: **24 sqm**
- Total: **224 sqm**

Increase from original dwelling:

- Square Meter Increase: **101.5 sqm**
- Percentage Increase: **83%**

#### Highway Safety

Highways have confirmed the dwelling has adequate parking and turning space within their curtilage and the would be in impact on highway safety.

**Recommendation:** Approve with conditions