# PLANNING, DESIGN & ACCESS STATEMENT
## ON BEHALF OF Mr J. Faulkner

## PLANNING APPLICATION FOR CONVERSION AND SINGLE STOREY EXTENSION TO WORKSHOP TO FORM NEW ONE BEDROOM DWELLING

## SITE ADJACENT LOW BROMLEY COTTAGES, PEAFIELDS LANE, WORTLEY, SHEFFIELD, S35 7DE

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## 1 INTRODUCTION

1.1 This Planning, Design & Access Statement is submitted as a formal part and in support of this detailed revised application for the conversion of a detached building including the addition of a single storey side extension to form a one bedroom dwelling, on land adjoining No 2, Low Bromley Cottages, Peafields Lane, Wortley.

1.2 The existing building is a vernacular stone and slate constructed two storey building currently used for storage and as a workshop. The building is situated within the residential curtilage to No 2, Low Bromley Cottages although the grounds around the building have remained unkempt for some time.

1.3 The proposed extension is of a modest single storey scale to be constructed of matching locally sourced materials including traditional fenestration detailing. The proposed dwelling comprises ground floor lounge/dinner; living area and kitchen with upper floor bedroom and bathroom.

1.4 The site is situated within an established residential curtilage and the Green Belt.

1.5 The proposed conversion and subordinate single storey extension will ensure the re-use, restoration and long term preservation of a vernacular building in compliance with national planning policy guidance contained in Planning Policy Statement 1 – Delivering Sustainable Development ("PPS1"), Planning Policy Guidance Note No 2 – Green Belts ("PPG2") and criteria set out in pertinent policies of the statutory development plan; Barnsley Unitary Development Plan ("UDP"), more especially policy GS8A.

## 2 PLANNING HISTORY

2.1 Planning permission (Ref 2008/0036) was refused for conversion and extension of the application building on 3rd April 2008.

That extension of 53.75 sqm was more than double the size of the original building footprint (26 sqm) and was considered to be of a design that was inconsistent with the overall form and character of the building.

In addition the application was refused on amenity grounds due to concerns regard loss of outlook and privacy to the adjacent neighbours at No 3 Low Bromley Cottages and also due to the scale of the proposed extension an in adequate provision of amenity space would have been retained for future occupants.

2.2 A further planning application (Ref 2008/1759) for the conversion and addition of a two storey extension of half the footprint area of the original building was refused permission on 22nd January 2009.

That application was refused due to the size of the extension being of two storeys. The refusal reason states –

"The site lies within the Green Belt on the approved Barnsley Unitary Development Plan. Paragraph 3.8 in PPG2 and Udp Policy GS8A both permit the principle of converting redundant buildings to alternative uses subject to meeting specified criteria. However, it is considered that the proposed development would involve the erection of a significant two storey extension, which have a material impact on the openness of the Green Belt and a detrimental impact on the character and appearance of the existing

building as a result of its prominent location. The proposal would therefore be contrary to advice in PPG2 and requirements of UDP policy GS8A."

Given the wording of the refusal reason this further revised application now only seeks the conversion and additional of a small single storey extension to facilitate the proposed residential re-use.

## 3 COMPLIANCE WITH PRIMARY PLANNING LEGISLATION

3.1 The applicant cites Section 38 of the Planning & Compulsory Purchase Act 2004 ("PCPA") in favour of the development. There will be no demonstrable harm to important interests, more particularly those relating to the openness of the Green Belt, character and appearance of the surrounding countryside and host building, residential amenity and highway implications.

## 4 COMPLIANCE WITH NATIONAL PLANNING POLICY STATEMENTS AND GUIDANCE

### PPS1 – Delivering Sustainable Development

4.1 In accordance with the requirements of paragraph 34 and 38 the proposal is an example of high quality and inclusive design, appropriate to its' context and seeking the opportunity to improve the character and quality of the area. The conversion and sympathetic extension of a vernacular building constructed of traditional materials reinforces local distinctiveness.

### PPG2 – Green Belts

4.2 Paragraph 3.7 states – "With suitable safeguards the re-use of buildings should not prejudice the openness of Green Belts, since the buildings are already there."

4.3 Such conversion and re-use of buildings in the Green Belt can help to secure the continuing stewardship of land, where the alternative to re-use may be a building that is left vacant and prone to vandalism and dereliction.

4.4 Paragraph 3.8 confirms that the re-use of buildings inside the Green Belt is not inappropriate development providing criteria (a) – (d) are met.

(a) The proposed residential re-use will not have a materially greater impact than the present use on the openness of the Green belt, given the site lies within an established residential curtilage and the built form will be set against the outline of the existing built form;

(b) The proposed extension of the re-used building is of a modest scale and is not disproportionate to the existing building, and the land surrounding the site will continue to be used and maintained as residential curtilage without encroachment into the rural landscape;

(c) The building is of permanent and substantial construction and capable of conversion without major or complete re-construction;

(d) The form, bulk and general design of the vernacular building is in keeping with the rural surroundings.

4.5 Paragraph 3.4 (indent 3) accepts that limited extension or alteration of a dwelling is appropriate development in the Green belt.

4.6 Paragraph 3.6 states – "Provided that it does not result in disproportionate additions over and above the size of the original building, the extension of dwellings is not inappropriate in Green Belts."

4.7 This policy guidance clearly suggests that extensions and alterations to dwellings may be appropriate in the Green Belt subject to scale. Therefore should in this instance planning permission be granted for the re-use of the existing building as a dwelling in accordance with PPG2 (and the Barnsley UDP) then it is also likely that there would be policy support for the principle of a modest extension to the premises.

4.8 Given these circumstances it is considered reasonable to apply for permission for the re-use (conversion) and amended single storey extension as part of the same planning application.

## 5 CONFORMITY WITH THE DEVELOPMENT PLAN

5.1 For the purposes of Section 38 of the PCPA the statutory development plan is formed by the provisions of the Regional Spatial Strategy for Yorkshire and the Humber 2008 – 2026 ("RSS") and the saved policies of the adopted Barnsley Unitary Development Plan ("UDP").

**UDP**

5.2 The site has no specific designation in the UDP although lies within the identified Green Belt.

5.3 The proposal is compliant with UDP policy GS8A.

5.4 Policy GS8A supports applications for the re-use and extension of buildings within the Green Belt subject to criteria (A) – (H).

5.5 In compliance with criteria (A) – (H) the amended form and fenestration detailing now proposes a design that is consistent with the original character of the building and is sub-ordinate in scale.

5.6 With regard to the impact on the amenity of the nearest neighbours at No 3 Low Bromley, it must be noted that as a result of the reduced scale no part of the extension sits in front of that property, and as such those occupants can continue to enjoy an unimpeded aspect across open countryside. The extension when viewed at an oblique angle will be at its nearest 16 metres from No 3. There are no new windows proposed in that part of the extension that faces toward No 3 to ensure there is no overlooking or loss of privacy between existing and proposed properties.

5.7 A substantial area garden area is proposed for future occupants whilst a defined landscape area (as hatched on plan) is retained outside the proposed garden area to protect existing and future amenity of the neighbours.

## 6 DESIGN ISSUES

6.1 The original application (Ref 2008/0036) proposed a two storey side and a part two and single storey rear extension, the second more recently refused application (Ref 2008/1759) proposed only a two storey side extension. This application now proposes only a single storey side extension.

6.2 The proposed single storey extension is subordinate in scale and appearance to the host property. The extension is considered to be consistent with the original form and vernacular fenestration detailing of the existing workshop building.

6.3 The extension is set back from the front elevation with significantly lower ridge height in order to provide a visual vertical break between the existing and proposed and reduce the impact upon the openness of the Green belt.

6.4 All window and door openings of the existing building are to be retained and re-used and new openings in the extension are of matching design and materials. The extension is to be constructed of locally sourced reclaimed stone and slate.

6.5 The re-design of both the scale and form of the extension and the garden layout has also been carried out with regard to the amenities currently enjoyed by the occupants of No 3 Low Bromley Cottage.

6.6 It must be noted that the application site's lawful use is a residential curtilage and as such can continue be used in it's entirety by occupants of No 2 (the applicant's property) and that it also has the benefit of 'Permitted Development' rights under the provisions of the Town & Country Planning (General Permitted Development) order 1995 (and 2008). However, it is proposed to remove that part of the existing curtilage immediately in front of No 3 (as hatched on the submitted plan) from the defined garden to the proposed dwelling. This will ensure that the use of the re-defined garden by future occupants of the proposed dwelling does not cause a loss of outlook or amenity to occupants of No 3 by virtue of overlooking.

6.7 Due to the re-designed extension and garden area there will be no loss of privacy or amenity to future occupants of the proposed dwelling as a result of overlooking from No 3.

## 7 ACCESS ISSUES

7.1 The proposed conversion and extension to form a new dwelling is compliant with the DDA and Building Regulations.

7.2 Off street car parking can readily be provided within the curtilage of the site without adversely impacting on the provision of private amenity space or the amenity of the adjacent neighbours.

## 8 CONCLUSION

8.1 It is considered that this revised scheme has addressed the reason for refusing the previous application for the conversion and extension of the workshop building to form a new dwelling.

8.2 It is noted that the LPA previously accepted the principle of converting and extending the building with regard to national planning policy guidance and more particularly raised specific design and objections regard the height and scale of proposed extension.

8.3 It is considered that the substantial reduction in height, scale and mass of the now single storey extension ensures that the development does not adversely impact on the openness of the Green Belt or detract from the character or appearance of the host building in compliance with PPG2 and UDP policy GS8A.