
2024/0855

Ms Sarah Hazelwood

High Royd House, High Royd Lane, Hoyland, Barnsley, S74 9NW

Conversion of integral garage, first floor extension over the existing single storey garage and erection of a porch to create an annexe. Creation of additional parking spaces, following demolition of existing outbuilding. (Resubmission of 2024/0518).

Site Description

The application relates to a plot located on the south side of High Royd Lane and in an area that is a mix of residential, agricultural and commercial and industrial uses. Shortwood Business Park is located to the south-west and the application site is in the Green Belt. Neighbouring dwellings to the north-west, north and north-east are a result of historic barn conversions.

The property in question has a 'L' form comprising a two-storey dwelling and single storey attached garages. Both elements are constructed of stone with pitched roofs with rosemary pantiles. The property is fronted by a modest garden bounded by a curved stone wall and hedge with the attached garages forming part of the northern side boundary treatment. The site is accessed to the side of the attached garages with an area of hardstanding providing parking and a courtyard area. To the north-east of this area is a larger garden which is raised due to the land falling north-east to south-west. A number of existing outbuildings and a pergola are contained within this garden. To the north-east of the plot is an access track which serves a number of agricultural buildings to the south.



Planning History

There are two relevant planning applications associated with this site:

1. B/90/0819/HN – Erection of detached dwelling with double garage. – Approved.
2. 2024/0518 – Erection of first floor extension over the existing single storey garage and a two-storey extension to create an annexe. – Withdrawn.

Proposed Development

This application is a resubmission of withdrawn application 2024/0518.

The applicant is seeking permission for the demolition of an existing outbuilding, the conversion of an existing garage, the erection of a first-floor extension over the existing garage and the erection of a porch to create an annexe, and the creation of additional parking spaces.

The proposed conversion of the existing garage to habitable space would see it comprise of a kitchen and WC at ground floor level. The proposed first-floor extension would maintain the footprint of the existing garage and would have the appearance of a two-storey extension with a total approximate eaves and ridge height of 5.3 metres and 7.2 metres respectively. The first-floor would comprise of a bedroom, bathroom and lounge. The proposed porch would be located on the south-east elevation and would measure approximately 2.4 metres by 3.5 metres. The proposed porch would adopt a gable pitched roof with an approximate eaves and ridge height of 2.5 metres and 3.7 metres respectively. The proposed first-floor extension and porch would be constructed of closely matching external materials. An existing outbuilding to the western rear corner within the application site would be demolished and 4no. parking spaces would be created.



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 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 which 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 Allocation – Green Belt

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

- ***Policy SD1: Presumption in favour of Sustainable 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 H9: Protection of Existing Larger Dwellings.***
- ***Policy GD1: General Development.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document(s)

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

National Planning Policy Framework

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 and beautiful places.***
- ***Section 13: Protecting Green Belt land.***

Other Material Considerations

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

Consultations

Conservation Officer	No objections.
Highways Development Control	No objections.

Representations

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

Assessment

Principle of Development

Extensions and alterations to a domestic property are acceptable in principle if they would remain subservient and would be of a scale and design which would be appropriate to the host property and would 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 will 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 most clearly on a 1960 OS map. Due to the absence of further detailed historical records, the original floorspace is taken to be approximately 189.5m² measured externally over two storeys. The proposed development, including the retention of an existing summerhouse, greenhouse and pergola, would have a total cumulative floorspace of approximately 339.5m² and would therefore not result in more than a doubling of the size of the original building. Nonetheless, in the interests of avoiding any further potential harm to the Green Belt, some permitted development rights will be removed.

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 would be acceptable.

Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposals would not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling. Development should also not have a harmful impact on the appearance or character and will preserve the openness of the Green Belt.

This application is a resubmission of application 2024/0518 which was withdrawn following concerns regarding visual amenity, specifically that the proposed increase in height and depth created would have appeared disproportionate and would have detracted from the significance of the main dwelling by giving undue prominence to the annexe, contrary to Local Plan Policies D1 and H9. During the application process of 2024/0518, it was suggested that the annexe could be contained within the existing footprint, the proposed terrace and a ground floor bedroom and en-suite could be removed to reduce the overall footprint of the annexe, and that the roof of the garage could be raised rather than the erection of a first-floor extension which could provide a more subservient appearance and could be more acceptable.

The proposal has implemented most of the previously suggested amendments, which is welcome. The proposed first-floor extension has been maintained, but its size has been greatly reduced and confined to the existing footprint, which alongside the setting of the roof below the ridge of the main dwelling, would appear subservient. A new porch extension has also been proposed.

It is acknowledged that the proposed annexe would not fully comply with the guidance set out within the House Extensions and Other Domestic Alterations SPD, specifically that its internal floorspace (approximately 59m²) would exceed 39m² and would be more accustomed to the floorspace normally permitted for a 1-bedroom 2-person dwelling as set out by the SYRDG. However, this is considerably

reduced from the 140m² proposed under application 2024/0518. Moreover, the proposed annexe would be contained within the existing footprint of the application property and would be attached to the main dwelling. A close physical relationship would therefore be achieved. The proposal would also adopt the appearance of a two-storey extension and would not significantly alter or detract from the character of the application property or wider street scene. The proposal, including the proposed porch, would also adopt a sympathetic form and features, including a gable pitched roof and 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.

The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking, Local Plan Policy H9: Protection of Existing Larger Dwellings and Local Plan Policy GB1: Protection of Green Belt and would be acceptable regarding visual amenity.

Residential Amenity

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

The proposed first-floor extension would be erected above an existing garage that is attached to the main dwelling and located adjacent to the highway and to the south-east of neighbouring dwellings. It is acknowledged that development located to the south, south-east and south-west of surrounding properties could have a greater impact regarding overshadowing than development located to the north, east or west. However, in this instance, any potential impact would likely occur and be limited to the morning and would likely fall on the highway which separates the application and neighbouring plots.

The proposal includes first-floor windows located on all elevations. The south-west facing non-habitable room window of the first-floor extension would face towards an area of trees immediately opposite. The south-east facing habitable room windows of the first-floor extension would face into the application site and towards nearby agricultural buildings shown to also be under the applicant's ownership. At least 21 metres would be achieved between the north-west facing non-habitable room windows of the development and the habitable room windows of the dwellings opposite, and the north-east facing windows and the nearby neighbouring residential curtilage, which is an acceptable separation distance. A replacement first-floor habitable room window on the north-west facing gable elevation of the main dwelling serving a bedroom would maintain residential amenity and achieve adequate access to natural light and levels of outlook. At least 21 metres would be achieved between this window and the habitable room windows of the dwellings opposite, which is acceptable.

An existing ground floor kitchen window located on the rear elevation of the main dwelling could experience some reduced outlook because of the proposed porch. However, the kitchen is served by another window on the north-west facing gable elevation of the main dwelling, and the proposal is therefore not considered to be significantly detrimental to the amenity of the occupant(s) of the application property. The proposal would also not significantly impact on existing levels of outlook of neighbouring properties.

The proposed ground floor window located on the north-west facing elevation of the existing garage projection that would serve a WC, and the proposed first-floor window located on the south-west facing elevation of the first-floor extension that would serve a bathroom, will be conditioned to be obscure glazed in the interest of privacy and in accordance with Local Plan Policy GD1.

The proposal would comply with the internal space standards for individual rooms as outlined by the SYRDG. It is acknowledged that the proposed annexe would not comply with the guidance set out

by the House Extensions and Other Domestic Alterations SPD, specifically that its internal floorspace (approximately 59m²) would exceed 39m² and would be more accustomed to the floorspace normally permitted for a 1-bedroom 2-person dwelling as set out by the SYRDG. While concerns remain in relation to the size of the annexe, a condition will be attached to require same family occupancy and to prevent the annexe being used, sold or rented as an independent dwelling or separated planning unit later. Given this, it is not considered that the proposal could be reasonably and justifiably refused by the LPA in this instance, especially as the proposal is considered acceptable regarding all other aspects. The applicant could also introduce an internal connection between the main dwelling and the annexe, and the proposal would then be considered as an extension which would allow the same floorspace and rooms to be created but with no requirement to comply with the annexe guidance.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and would not have an overbearing impact. The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and would be acceptable regarding residential amenity.

Highway Safety

The proposal would result in the loss of two existing attached garages and a reduction in the amount of existing hardstanding. However, 4no. parking spaces would be created with existing site accesses maintained and utilised. The proposal is therefore not considered to be prejudicial to highway safety. Moreover, Highways Development Control were consulted, and no objections were raised.

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

**Recommendation -
Approve with Conditions**