

Householder Proforma

Application Ref:

2022/0355

Address:

Woodside, Lowe Lane, Stainborough, Barnsley, S75 3EP

Neighbour Representations:

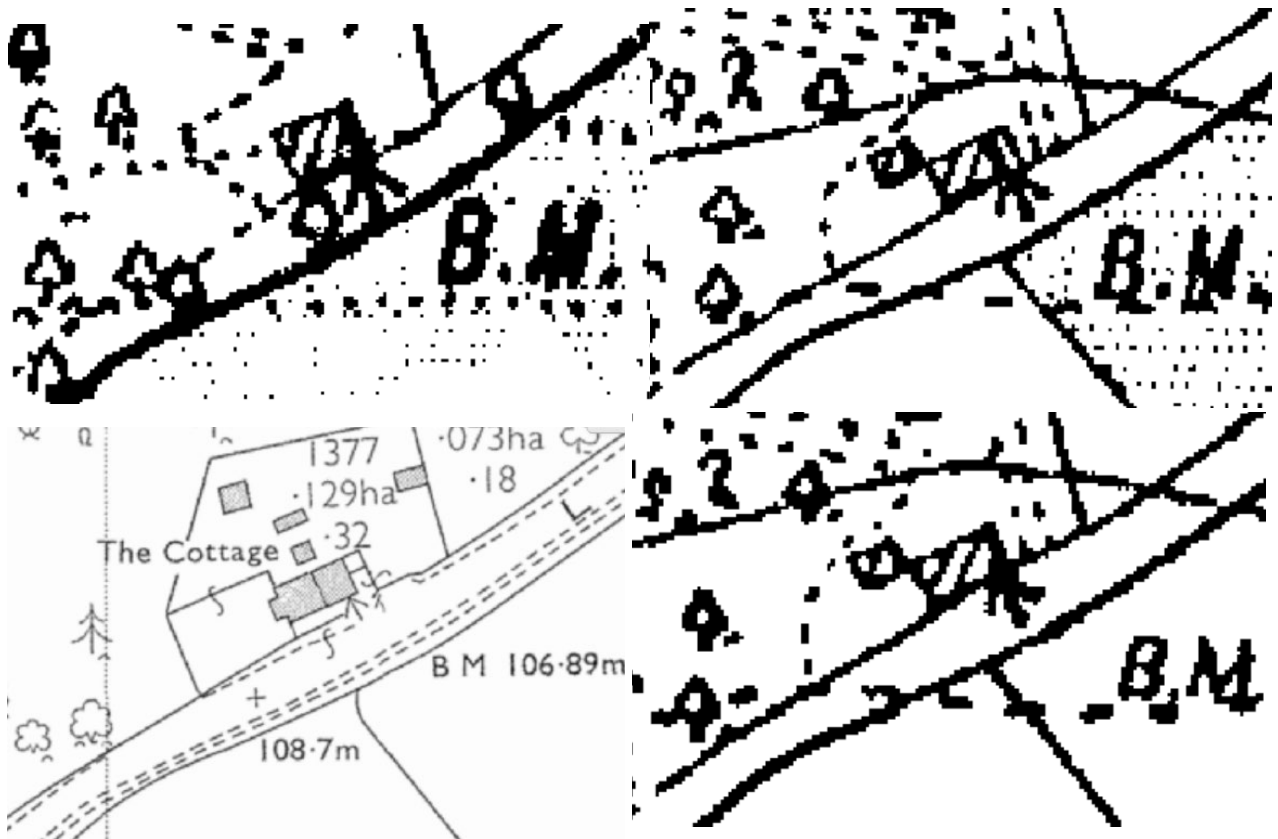
No

Property Description:

The applicant's property is a detached stone-built cottage located on Lowe Lane in the village of Stainborough. The dwelling is historic, visible on Ordnance Survey maps as early as 1895. The site is in a rural Green Belt area, located on the Northern side of Lowe Lane with no immediate neighbours. Access is off Lowe Lane to the East side of the dwelling, leading to a hard surfaced parking area to the rear of the site. The dwelling has been extended at various points in the past, with 2 x single storey side extensions, a two storey extension to the rear and a single storey link. The site is immediately adjacent (on the South side of Lowe Lane) to the Historic Park and Gardens of Wentworth Castle and the Conservation Area of Wentworth Castle and Stainborough Park. There is a significant ground level different on the site, with Lowe Lane being at a higher level than the dwelling and garden area.

Historical Mapping

1895, 1930, 1948 and 1960 Ordnance Survey maps (Clockwise; left to right)



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Site photographs



Proposed Extension:

The applicant is seeking approval for the erection of a detached outbuilding/summerhouse located to the West of the dwelling in the rear/side garden area. The proposed outbuilding measures 6m x 3.3m, designed with a flat roof with a height of 2.5m to the highest point, finished in a timber vertical cladding/boarding, with a set of bi-folding doors located on the front/South elevation. The outbuilding is to be used as a garden room, with a bar and a toilet.

UDP Designation:

Green Belt

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Local Plan Designation: Green Belt

Conservation Area: No

Relevant History:

B/89/1901/PR – Erection of detached outbuilding to form sunroom (Historic)

B/95/1305/PR – Erection of attached double garage with living accommodation over (Historic)

Consultee responses:

Conservation Officer – Overall, I feel that despite the proximity to the grade I Registered Parkland and the conservation area which share a common boundary, the potential for harmful visual impact here is negligible. As Lowe Lane traverses the hillside it rises very steeply to the southwest, but the landform also slopes away quite steeply to the north. As a result, the site is set down and this plus the proposed reduction in levels to construct a level platform suggests that the structure will be unobtrusive. There is also hedging and general vegetation screening the views to the north of Woodside Cottage and its rear / side gardens. The proposed form and materials are contemporary. However, my feeling is that these are genuinely recessive and include a small and low horizontal form. Externally the building includes timber cladding (which will weather back to a grey / silver) and a grey flat membrane roof with grey soffits and fascias. Consequently, whilst this is technically within the setting of the Parkland, the change will in my view be very minor and I would conclude it will not be harmful.

Stainborough Parish Council – No objection raised

Acceptable in Principle: Yes

Outbuilding:

	Yes / No (include comment if required)
1. single storey?	Yes
2. height to eaves 2.5m or less?	Yes (2.5m to max roof height)
3. sympathetic design and materials to main dwelling?	Yes (outbuilding measures 19.3sqm which is generally considered to be average for a domestic outbuilding and in comparison, to the host dwelling is clearly of a sympathetic size and scale).
4. If room in the roof space, is it storage only?	N/A

Note – the outbuilding is not a scale which presents concern regarding it's intended use, and is fully enclosed within the site with no immediate neighbours. It has no impact on the residential amenity of neighbouring properties and a condition will be attached to ensure it remains ancillary to the host dwelling. Additionally, the site is fairly sensitive in the sense that it is immediately adjacent to the Historic Park and Gardens of Wentworth Castle, and Conservation Area of Wentworth Castle and Stainborough Park. The Conservation Area and Stainborough Parish Council have both been consulted and have raised no objection. This largely echoes the comments above regarding the impact of the outbuilding on the visual amenity of the area, and that it is significantly screened from

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Lowe Lane and the historic gardens. It is felt that an in-depth assessment of the impact on the Historic Environment is therefore not required for this particular application given the very minimal (if any) impact on the Historic Environment.

Green Belt:

	Measurements
1. Original dwelling	152sqm
2. proposed extension	19.8sqm
3. any existing extensions	136sqm
4. total extensions (including proposed)	156sqm (2.5% over what is allowed under the restrictions of Local Plan Policy GB2).

Assessment about impact on Green Belt/openness – As highlighted in the calculations above, the proposed development alongside the existing extensions on side would exceed the limitations of Local Plan Policy GB2 (greater than 100% of the original building). However, this has been exceeded by 2.5% which is considered to be a nominal amount and given that the proposed outbuilding is designed with a flat roof, with a maximum height of 2.5m and fully enclosed within the site, it is considered that some flexibility can be afforded to the development. Further, there is a ground level difference on site with Lowe Lane being at a much higher level than the site itself – especially the garden area where the outbuilding will be situated, with substantial tree/hedge coverage to the front boundary line. With the additional screening from the dwelling itself, the outbuilding will largely be screened entirely from the street/surrounding area and taking all this into consideration, will have a very limited impact on the openness of the Green Belt. As such, it is felt that the restrictions of Local Plan Policy GB2 can be exceeded in this case – subject to Permitted Development Rights being removed from the property, which the agent has agreed to.

Recommendation:

Approve with conditions