



Planning & Heritage Statement

Proposed Residential Extensions

Roshni, Keresforth Hill Road, Barnsley, S70 6RF

Prepared on behalf of Mr. Paul Capel

Date: June 2022

Version: 1

1. Introduction

- 1.1. This Planning & Heritage Statement (the Statement) has been prepared on behalf of Mr. Paul Capel (the Applicant) in support of a planning application for the demolition of existing single storey side, garage and conservatory and replacement with single storey side, front and rear extension, two storey side and front extension including new roof, new porch and bay window (the Proposed Development) at Roshni, Keresforth Hill Road, Kingstone, Barnsley, S70 6RF (the Site).
- 1.2. This Statement will consider the Site and surrounding context before highlighting the relevant national and local planning policies and assessing the Proposed Development against them and other material matters.
- 1.3. This Statement should be read in conjunction with the submitted supporting documents which consist of:
 - Location Plan (3067-001) prepared by Coda Bespoke
 - Block Plan (3067-005) prepared by Coda Bespoke
 - Existing Site Plan (3067-001) prepared by Coda Bespoke
 - Existing Elevations and Floor Plans (3067-002) prepared by Coda Bespoke
 - Proposed Site Plan (3067-003) prepared by Coda Bespoke
 - Proposed Elevations and Floor Plans (3067-004) prepared by Coda Bespoke
 - Tree Survey and Constraints Plan (1442 - 001) prepared by Weddle Landscape Design
 - Tree Protection Plan (1442 - 002) prepared by Weddle Landscape Design
 - Arboricultural Impact Assessment and Method Statement (July 2022) prepared by Weddle Landscape Design

2. The Site

- 2.1. The Site consists of an existing dwelling located on Keresforth Hill Road, in the Kingstone area of Barnsley, approximately 1.9km southwest of Barnsley Town Centre. Keresforth Hill Road is a relatively rural road that links Kingstone and Dodworth to the west, crossing the M1 motorway in the process. The road is characterised by suburban dwellings closest to the two settlements, with clusters of dwellings in between; immediately to the south of the road are open fields for the majority of its length.
- 2.2. The Site itself is at the corner of Keresforth Hill Road and Dark Lane, the latter of which is a cul-de-sac and provides access to Bramley Carr. The cluster of dwellings that form around Dark Lane are the limit of the contiguous built form to the west of Kingstone and therefore are surrounded by fields to the south and west, whilst to the east and north is Kingstone.

- 2.3. Despite being on a corner plot, the dwelling located on the Site is relatively secluded due to the strong boundary treatments present which include high fencing, mature hedges and large trees, the latter of which is subject to an area Tree Preservation Order (TPO).
- 2.4. The dwelling on the Site is a large detached property with access from Keresforth Hill Road on the eastern boundary and an area of hardstanding in the northern portion. The dwelling has a single storey element along the western boundary which consists of a conservatory, kitchen, and garage. The remainder of the house is of a traditional two storey post war construction with pitched roof. Due to the topography of the Site, the single storey element is built 'into' the hill somewhat and sits lower than Black Lane.



Figure 1: Google Street View (September 2021) of the Site from the junction of Keresforth Hill Road (left) and Black Lane (right).

3. Planning Policy

- 3.1. National Planning Policy Framework (NPPF) (Published July 2021)
 - 3.1.1. The NPPF is the main national planning policy document and sets out the Government's planning policies for England and how these should be applied. It is a framework for local plan preparation, development and decision making. The following sections and paragraphs are considered relevant to the Proposed Development.
 - 3.1.2. Paragraph 2 of the NPPF states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration when making planning decisions.

- 3.1.3. Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development, which is summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. For the planning system, achieving sustainable development means three overarching objectives:
- a) An economic objective - to help build a strong, responsive and competitive economy,
 - b) A social objective - to support strong, vibrant and healthy communities,
 - c) An environmental objective - to protect and enhance our natural, built and historic environment.
- 3.1.4. Paragraph 10 then goes on to state that, in order to pursue sustainable development in a positive way a presumption in favour of sustainable development should be at the heart of the NPPF. For decision-taking, paragraph 11 states that this means approving proposals that accord with an up-to-date development plan without delay.
- 3.1.5. Section 11 of the NPPF gives regards to making efficient use of land and states that planning policies and decisions should promote the effective use of land in meeting the need for homes, while safeguarding the environment and ensuring safe and healthy living conditions.
- 3.1.6. Part d of paragraph 120 states that planning policies and decisions should promote and support the development of under-utilised land and buildings, whilst part e states that opportunities to use the airspace above existing residential premises for new homes should be supported.
- 3.1.7. Section 12 of the NPPF is titled 'Achieving well-designed places' and states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 126 goes on to state that good design is a key aspect of sustainable development, creates better places in which to live and helps make development acceptable to communities.
- 3.1.8. Paragraph 130 of the NPPF states that planning policies and decisions should ensure that developments:
- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 3.1.9. In addition to this, paragraph 131 states that trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. With this in mind, planning policies and decisions should ensure that existing trees are retained wherever possible.
- 3.1.10. Paragraph 134 of the NPPF is clear that development that is not well designed should be refused, especially where it fails to reflect local design policies. 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 to raise the standard of design more generally in an area, so long as they fit in the overall form and layout of their surroundings.
- 3.1.11. Section 13 of the NPPF relates to protecting Green Belt land, with paragraph 137 stating that the Government attaches great importance to Green Belts, with the fundamental aim of Green Belt policy being to prevent urban sprawl.
- 3.1.12. Paragraph 138 states that the Green Belt serves five purposes:
- a) To check the unrestricted sprawl of large built-up areas;
 - b) To prevent neighbouring towns merging into one another;
 - c) To assist in safeguarding the countryside from encroachment;
 - d) To preserve the setting and special character of historic towns; and
 - e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 3.1.13. Paragraph 147 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 goes on to state that '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.

3.1.14. In addition to this, paragraph 149 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are listed as:

- 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) 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 development land, whether redundant or in continuing use.

3.1.15. Section 15 of the NPPF is titled 'Conserving and enhancing the natural environment, and paragraph 174 states that planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services - including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) Maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

- f) Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

3.1.16. Section 16 of the NPPF is titled 'Conserving and enhancing the historic environment', and paragraph 189 states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

3.1.17. Paragraph 194 states that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

3.2. Barnsley Local Plan (BLP) (Adopted 2019)

3.2.1. The BLP provides local planning policy for the future development of Barnsley up to the year 2033 and sets out the key elements of the planning framework for Barnsley, as well as the approach to its long term physical development to achieve the Council's vision. The following policies are considered to be relevant to the Proposed Development.

3.2.2. Policy SD1 'Presumption in Favour of Sustainable Development' states that the Council will take a positive approach that reflects the presumption in favour of sustainable development as per the NPPF when considering development proposals.

3.2.3. Policy GD1 'General Development' states that proposals for development will be approved if:

- There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;
- They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;
- They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;
- They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;
- Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;
- Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;

- Any drains, culverts and other surface water bodies that may cross the site are considered;
- Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;
- Any pylons are considered in the layout; and
- Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.

3.2.4. Policy H9 'Protection of Existing Larger Dwellings' states that development within the curtilage of existing larger dwellings will be resisted where it will have an adverse impact on the setting of the original dwelling, and the size of the remaining garden area. In addition, the loss of existing larger dwellings will be resisted and support will be given to the re-establishment of Houses in Multiple Occupation into single family sized houses.

3.2.5. Policy D1 'High Quality Design and Place Making' sets out the design principles for new development and states that development will be expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, which includes:

- Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;
- Views and vistas to key buildings, landmarks, skylines and gateways; and
- Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

3.2.6. Policy D1 goes on to state that development should also:

- Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;
- Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;
- Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;
- Provide an accessible and inclusive environment for the users of individual buildings and surround spaces;
- Provide clear and obvious connections to the surrounding street and pedestrian network;
- Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;
- Promote safe, secure environments and access routes with priority for pedestrians and cyclists;
- Create clear distinctions between public and private spaces;

- Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;
- Make the best use of high quality materials;
- Include a comprehensive and high quality scheme for hard and soft landscaping; and
- Provide high quality public realm.

- 3.2.7. Policy LC1 'Landscape Character' states that development will be expected to retain and enhance the character and distinctiveness of the individual Landscape Character area in which it is located.
- 3.2.8. Policy HE1 'The Historic Environment' states that developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment will be positively encouraged. This will be achieved by supporting proposals which conserve and enhance the significance and setting of the borough's heritage assets.
- 3.2.9. Policy HE2 'Heritage Statements and General Application Procedures' states that proposals that are likely to affect known heritage assets will be expected to include a description of the heritage significance of the site and its setting. This description will need to include an appropriate but proportionate level of detail that allows an understanding of the significance of the asset but no more than is necessary to understand the impact of the proposal.
- 3.2.10. Policy BIO1 'Biodiversity and Geodiversity' states that development will be expected to conserve and enhance the biodiversity and geological features of the borough. Development which may harm a biodiversity or geological feature or habitat will not be permitted.
- 3.2.11. Policy GB1 'Protection of Green Belt' states that Green Belt will be protected from inappropriate development in accordance with national planning policy.
- 3.2.12. Policy GB2 'Replacement, extension and alteration of existing buildings in the Green Belt' states that the 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 will be permitted 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. All development in these instances 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.
- 3.3. House Extensions and Other Domestic Alterations (HEODA) Supplementary Planning Document (SPD) (Adopted May 2019)

- 3.3.1. The HEODA SPD is a material consideration when determining planning applications and provides greater detail on the policies within the BLP. It is therefore relevant to the Proposed Development.
- 3.3.2. The general principles for house extensions, roof alterations, outbuildings and other domestic alterations are set out in paragraph 3.1 and are that proposals should:
1. Be of a scale and design which harmonises with the existing building
 2. Not adversely affect the amenity of neighbouring properties
 3. Maintain the character of the street scene, and
 4. Not interfere with highway safety.
- 3.3.3. Section 4 of the SPD gives regards to extensions and alterations that are within the Green Belt. Paragraph 4.1 is clear in stating that the following criteria will also apply for proposals in the Green Belt:
1. The total size of the proposed and previous extensions should not exceed the size of the original dwelling
 2. The original dwelling must form the dominant visual feature of the dwelling as extended.

4. Assessing the Proposed Development Against Planning Policy

4.1. Principle of Development & Green Belt

- 4.1.1. As already discussed, the Site is located within the Green Belt and consists of a detached 3-bed dwelling. Both the NPPF and the BLP are clear that extensions within the Green Belt are allowed so long as they do not constitute 'disproportionate additions'. Whilst there is no definition of 'disproportionate' within the NPPF, the HEODA is clear that extensions should not exceed the size of the original dwelling, and therefore it is against this that the Proposed Development should be determined.
- 4.1.2. With this in mind, the existing dwelling totals approximately 280sqm split across two floors. The proposed dwelling, including all extensions, totals approximately 380sqm and again is split across two floors. The increase in floorspace is therefore only 100sqm which is compliant with the policy allowance.
- 4.1.3. In addition to this, the HEODA is clear that proposals should also be of a scale that matches the existing building, not adversely affect the amenity of neighbouring properties, maintain the character of the streetscene, and not interfere with highway safety. Each of these points will now be discussed.

4.2. Design & Amenity

- 4.2.1. Section 12 of the NPPF gives regards to well-designed places and in paragraph 130 states that planning proposals should add to the overall quality of the area, be visually attractive, and be sympathetic to local character and history (including built and natural environment). In addition, the HEODA SPD sets out design guidance for extensions which includes guidance on roof forms, ridge heights, and building lines.
- 4.2.2. The Proposed Development includes a two storey side extension and single storey rear extension to increase the living area of the dwelling. This includes creating a modern, open plan ground floor kitchen/dining/living area and the addition of two new bedrooms on the first floor.
- 4.2.3. The two storey side extension will match the ridge line and roof form of the existing dwelling, with a hipped gable to the front and a 'feature' gable end to the rear. To the front, the first floor will build on top of the existing part of the dwelling, therefore not altering the building line. To the rear, only the single storey rear extension will be further forward than the existing building line. The rear extension will also feature a flat roof with roof lights, a form that is common on rear residential extensions.
- 4.2.4. Overall, the proposed form is considered to be in keeping with the existing dwelling and those surrounding the Site, and this is considered evident by the proposed elevations and visuals.
- 4.2.5. Regarding materials, the new rear extension will be finished in natural stone, and this will be mirrored at the front of the dwelling by rebuilding the existing structure. Elements of metal cladding are also proposed to both front and rear, with the latter including a feature window to bedroom one. The inclusion of these adds a modern touch without detrimentally impacting on the original dwelling. The two storey side extension will be finished in white render matching with the existing property.
- 4.2.6. Regarding amenity, the Site is surrounded by roads on three sides and therefore there is minimal potential for overlooking from either the Proposed Development or surrounding dwellings. The nearest dwelling to the existing building is approximately 30 metres to the north which is therefore above the minimum required threshold. As such, no overlooking or loss of amenity is possible.
- 4.2.7. Given the above, it is clear that the Proposed Development is compliant with local and national planning policies and therefore there is no reason for refusal with respect to design or amenity.

4.3. Trees

- 4.3.1. Paragraph 174 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside, as well as the wider benefits of trees and woodland. At a local level, policy GD1 of the BLP states that existing trees should be considered on sites to avoid overshadowing, whilst policy BIO1 states that ancient and veteran trees should be protected where identified.
- 4.3.2. As a result of trees being present both on and near the Site, Weddle Landscape Design (WLD) were instructed to undertake a Tree Survey (TS) and Arboricultural Impact Assessment (AIA), and these have been submitted alongside the application.
- 4.3.3. The TS, which was carried out in July 2022, found that there are 19 trees near to the Site and that there is also an Area Tree Preservation Order (TPO) covering the Site, which also includes land to the west. The TS included an assessment of life stage, life expectancy, general observations on condition, and categorisation in accordance with the relevant British Standards. The TS also established Root Protection Areas (RPAs) for each tree in order to identify a zone of roots which should be protected against damage during construction.
- 4.3.4. Of the 16 trees on the Site, it is proposed to remove six of them. T16, a category C (low quality) tree, will be removed to facilitate the Proposed Development, Three trees will be removed due to them being found to be category U (recommended to be felled), and a further two trees will be felled in accordance with an already approved application (2022/0318). All other trees will be retained.
- 4.3.5. As one category C tree will be removed, it is acknowledged that mitigation is required, and this will be provided in the form of two new trees being planted in the form of a Rowan and a Crab Apple. The remaining trees to be removed will be replaced with five trees of varying types. As such, the Proposed Development will remove six trees but plant seven.
- 4.3.6. As such, it is considered that the Proposed Development will see the management of the existing trees and the net gain of one tree. The Proposed Development is therefore compliant with both local and national planning policies.

4.4. Heritage

- 4.4.1. Paragraph 189 of the NPPF states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. In order to do this, planning policies and decisions should require an applicant to describe the significance of any heritage assets affected by proposals, including any contribution made to their setting. Paragraph 194 is also clear that the level of detail required should be proportionate to the assets importance and no more than is necessary to understand the impact.

- 4.4.2. Policy D1 of the BLP states that heritage and townscape character should be respected and reinforced through development proposals. Policy HE2 also states that proposals that are likely to affect known heritage assets will be expected to include a description of the heritage significance and setting.
- 4.4.3. A review of the Historic England database shows that the nearest heritage building is the Grade II listed Keresforth Hill Farmhouse (list UID:1315011). Grade II listed buildings are the lowest classification of listings however are still significant heritage assets and therefore they should be protected and recognised as important to the historic environment. There are no conservation areas listed nearby.
- 4.4.4. Keresforth Hill Farm was listed in 1977 and is a farmhouse dating from the 17th Century, with a later 19th Century addition, It can be considered as a typical farmhouse from that era, albeit with minor modern amendments such as a heightened doorway and attached garage block to the right. Extracts from historical maps, dating from 1855, 1894, 1907, 1932, and 1950 have been provided below.



(L) 1855 Map Extract, (R) 1894 Map Extract



(L) 1907 Map Extract, (R) 1932 Map Extract



1950 Map Extract

- 4.4.5. The Site is located across Dark Lane to Keresforth Hill Farm, just 16 metres away, however the respective buildings are approximately 30 metres apart. Due to the topography of the Site and surrounding area, as well as the tree cover and boundary treatments, the listed building and Proposed Development are unrelated and largely obscure from one another. In addition, the nature of the Proposed Development, as residential extensions, will not change the character of the area which is almost entirely residential.
- 4.4.6. The Proposed Development will therefore not impact on the setting or character of the listed building and therefore are compliant with both local and national planning policies.

5. **Summary & Conclusions**

- 5.1. This Statement has been prepared to support a planning application for residential extensions to the existing dwelling at Roshni, Keresforth Hill Road. The Statement has assessed the Proposed Development against the relevant local and national planning policies, including those within the NPPF, BLP and HEODA SPD.
- 5.2. The Proposed Development is in keeping with the original dwelling and will not harm the openness of the Green Belt, nor the character or setting of the streetscene. Furthermore, the listed building of Keresforth Hill Farm will be unaffected, thus protecting it from harm.
- 5.3. The Proposed Development will also see the net gain of one tree across the Site, with all those that are covered by the TPO being protect, aside from those that already have been approved for removal. Those trees that are to be removed will be replaced as per the specifications set out in the Arboricultural Impact Assessment and Method Statement prepared by Weddle Landscape Design.
- 5.4. As a result of the above, the Proposed Development is compliant with all local and national planning policies and therefore, in accordance with the presumption in favour of sustainable development, should be approved without delay.