
2023/0247

Mrs K Butterworth

Single storey garden room extension with access steps

The Mistal, South Lane, Upper Elmhirst, Cawthorne, Barnsley, S75 4EF

Site Description

The property is located within open, rural countryside, situated to the south-west of Cawthorne village. The property forms part of former, converted agricultural buildings which gained planning permission and listed building consent for residential conversion in 1998; the building is constructed in natural stone under a stone slate roof and retains much of its original form.

The property subject to this application, benefits from a garage located within a detached garage block which was approved as part of the conversion application and is located to the south of the property, steps located within the eastern boundary provide access to the communal driveway and garage block which are set at a lower level to the property.

The property is attached to a Grade II listed building, which is occupied by two residential properties known as The Granary and Barnsley House, on the western gable wall of the property, with an agricultural barn and access track located beyond the rear boundary.

Site History

98/1180/PR – Erection of a single storey front extension and porch extension to dwelling (Listed Building Consent) - Approved

98/1209 – Conversion of barns and outbuildings to form four dwellings and erection of five garages (Listed Building Consent) - Approved

00/1295 – Repositioning of two double garages to form one garage block, incorporating existing agricultural building (amendment to consent B/98/1180/PR)

04/2017/PR – Erection of single storey rear extension to dwelling - Refused November 2004

05/0205/PR – Erection of rear porch extension to dwelling

2009/0559 – Erection of a single storey front extension and porch extension to dwelling – Refused June 2009

2009/0608 - Erection of a single storey front extension and porch extension to dwelling (Listed Building Consent) – Refused June 2009

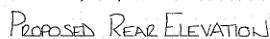
Proposed Development

The applicant seeks permission for the erection of a single storey garden room extension to the existing garage and with access steps from the garden to garage.

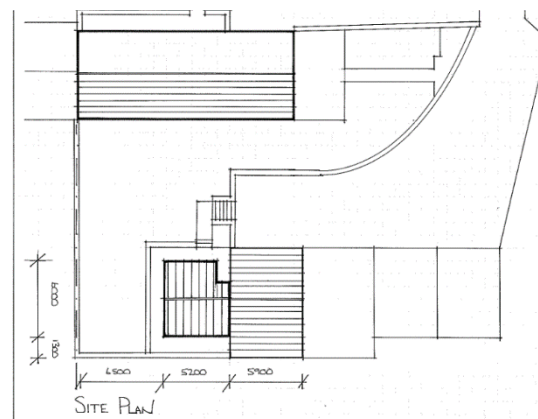
The garden room is to be attached to the north-western side elevation of the garage and project 5.2m from it, extending 6m along the side elevation, with a height of 3.3m at the front, northern elevation.



REV. A
FRONT ELEVATION CHANGED TO
VERTICAL TIMBER CLADDING.



REV A CONSERVATION ROOF WINDOWS
ANDEN



Policy GB2 Replacement, extension, and alteration of existing buildings in the Green Belt
Policy D1 High Quality Design and Place Making
Policy GD1 General Development
Policy HE1 The Historic Environment

Policy HE2 Heritage Statements and general application procedures
Policy HE3 Developments affecting Historic Buildings
Policy T4 New Development and Transport Safety
Policy SD1 Presumption in favour of Sustainable Development

NPPE

The National Planning Policy Framework 2021 (NPPF) 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 there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

Chapter 13 Protecting Green Belt Land

Paragraph 147 states that, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 148 states that 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.

Paragraph 149 states that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt however there are exceptions to this, which amongst others include:

- 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

Chapter 16 Conserving and enhancing the historic environment

Paragraph 189 states that heritage assets range from sites and buildings of local historic value to those of the highest significance. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

Paragraph 195 states that Local Planning Authorities should identify and assess the particular significance of any heritage assets that may be affected by a proposal (including development affecting the setting of a heritage asset) taking account of the available evidence and necessary expertise.

Paragraph 197 states that in determining applications, local planning authorities should take account of; the desirability of sustaining and enhancing the significance of heritage assets

and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.

Representations

Neighbour notification letters were sent to surrounding properties and a site notice posted adjacent to the site; no comments have been received.

Consultations

Conservation Officer – no objections subject to conditions
Forestry Officer – no objections
Parish Council – no comments received

Assessment

Principle of development

Extensions to residential properties are considered acceptable in principle where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety and where they comply with other Local Plan policies.

The property lies within Green Belt where proposals to extend dwellings (domestic outbuildings within the curtilage of the dwelling will be treated as part of the dwelling or an extension to it) are acceptable in principle provided that, the total size of the proposed and previous extensions does not exceed the size of the original dwelling and the original dwelling forms the dominant visual feature. In addition, the construction of the extension should be of a high standard of design and reflect the architecture of the building.

Extensions will only be allowed where they do not exceed 100% above the size of the original dwelling.

Floor Space Calculations

Original Dwelling	
Ground Floor	= 120.55m ²
Total	= 120.55m ²

Proposed Extensions	
Garden room	=29.7m ²
Total Proposed	=29.7m ²
Existing Extensions and Outbuildings	
Garage	=50m ²
Total Existing	=50m ²
Total Existing and Proposed	=79.7m ²
Difference	120.55 – 79.7 = 40.85m ² under

Therefore, the proposal falls within 100% and complies with the initial element of GB2 and the guidance within the NPPF and therefore it is considered that the proposal will not have a detrimental impact on the openness of the Green Belt.

Whilst the building is not listed outright, the proposed outbuilding is located within the curtilage of a dwelling which is attached to a Grade II listed building which has been listed in recognition of its special architectural and historical significance. Local Plan Policy HE3 identifies the importance of securing the continued protection and improvement of the boroughs listed buildings, therefore provided that such works are carried out in a sensitive manner which is respectful of the buildings special character the works are acceptable in principle.

Visual Amenity and Impact on Listed Buildings

This application seeks permission for the erection of a garden room / home office onto the north-western gable of the existing detached garage block. The application includes a heritage statement which concludes the building is not listed; the Conservation Officer concurs with this assessment and states that the garage provides little / no heritage interest and does not form part of the listing. However, the proposal is very clearly within the setting of the listed building. In this regard, the Conservation Officer feels that the principle of the proposal is acceptable however some of the details and materials are worthy of re-consideration to ensure the setting of the listed building is adequately protected. Following the initial comments of the Conservation Officer, amendments to the scheme were submitted. Initially, it was proposed to clad the walls of the proposed extension with a timber cladding which emulates the agricultural vernacular, and this is acceptable, however, it was noted that some of the cladding was proposed as timber (Trespa) which is not timber and will not weather over time as the other elevations will. The Trespa cladding has subsequently been removed from the proposal and replaced by vertical timber.

The conservation officer also raised concerns regarding the standing seam roof, which was not considered appropriate in this setting, however on further discussion with the applicant, the existing garage is roofed in artificial cement tiles which have weathered; this was likely approved as part of the conversion application. As such it was agreed that matching the

existing materials to natural slates or an artificial slate is unlikely to be possible and could result in a stark contrast. As result a standing seam roof would be acceptable, samples were submitted, and it was advised that Merlin (matt) grey (Kingspan RAL 180 40 05) is the most appropriate colour for the setting. The Conservation Officer has raised no objections to the amended scheme.

It is therefore considered that the erection of the garage/garden room extension would not have a detrimental impact on the character of the area, the openness of the green belt or upon the listed building and as such is considered acceptable and in compliance with Local Plan Policy HE1, D1, GB1 and GD1.

Residential amenity

The proposed extension to the garage block to create a single storey garden room extension would not lead to an increase in overlooking, overshadowing or loss of outlook from the neighbouring property. The proposed extension is to be located on the western side elevation of the existing garage block, located to the south the property, at the bottom of the garden area. The proposed extension would be located approximately 6.5m from the side boundary with the neighbouring property, which would limit increasing levels of overshadowing, this would also lessen the increase in overlooking from the windows located on the front northern elevation, as they are located more than 10m from the rear elevation of the associated property and do not directly face the neighbouring dwelling. There are no windows located on the western side elevation and therefore it is considered that the proposed extension would not increase levels of overlooking.

Highway Safety

The proposal does not result in the loss of off-street parking or the requirement for additional provision and as such is considered acceptable in terms of its impact on highway safety.

Conclusion

Based on the assessment above it is considered that the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, and would not have a detrimental impact on the character of the street scene, or upon highway safety, nor would it have a significant adverse impact on listed asset or character of the area and as such is in compliance with Local Plan Policies HE1, HE3, GD1, D1 and T4 and is acceptable.

Recommendation

Approve

