
2023/0786

Applicant: Emily Bland

Replacement rear porch, external fenestration alterations including new glazed entrance and window alterations, and alterations to pedestrian walkway shape and layout to front of dwelling

Smithy Fold House, Smithy Fold lane, Wortley, Sheffield, S35 7DA

Site Description

The applicant's property is a large detached property in the remote hamlet of Smithy Fold, near to the villages of Wortley and Howbrook. The Site is located in the Green Belt and the hamlet contains a small number of buildings that are either in use as private dwellings or farmhouses in connection with the farmsteads located in the vicinity. Land to the east and southeast of the property is used as a reclaimed stone business 'Cunningham Stone'.

The front elevation of the dwelling faces North, with a hard surfaced rear garden situated to the South with a detached garage to the West.

Relevant Site History

B/87/0956/WO – Installation of land drain and regrading of land to use for agricultural purpose (Historic)

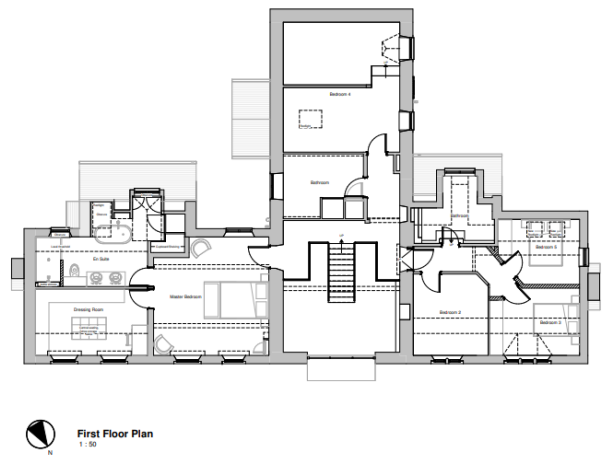
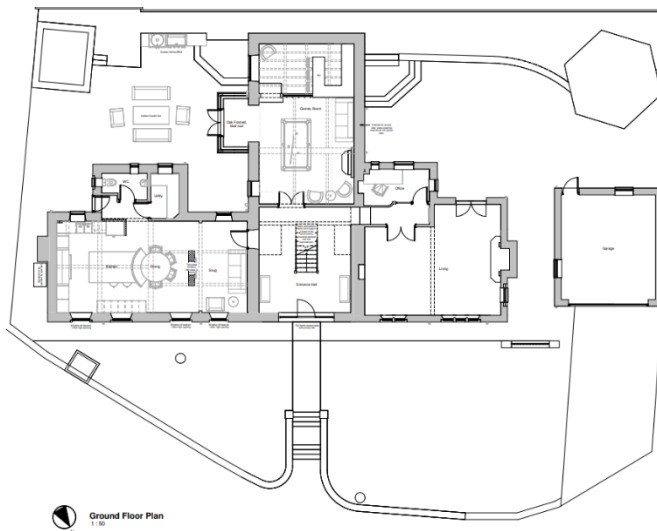
2015/0613 – Erection of detached double garage (Approved with Conditions)

Proposed Development

The applicant is seeking approval for several internal and external alterations to the dwelling, including the following:

1. Replacement rear porch with a rear extension designed with a pitched roof with an oak frame and tiled roof,
2. Fenestration changes including large, glazed window/entrance to front elevation (North-facing) with black aluminium frames with glazing and replacement windows (x3),
3. New pedestrian access/entrance steps to the North of the dwelling including changes to the shape and layout and the retaining wall,
4. Installation of 4 x up-and-down lights on the front (north-facing elevation of the dwelling) – permitted development.





North East Elevation
1:50



South West Elevation
1:50



South East Elevation
1:50



North West Elevation
1:50

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the 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 also 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 and 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. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application. As such, the following policies are relevant: to the application-

SD1: Presumption in favour of sustainable development – When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

GB1: Protection of Green Belt – Green Belt will be protected from inappropriate development in accordance with national planning policy.

GB2: Replacement, extension and alteration of existing buildings 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, the Council will allow the following development in the Green Belt:

- Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces.
- 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.
- Dividing an existing house to form smaller units of accommodation

This is providing that such development is of a high standard of design, has no adverse effect on the amenity of local residents, the visual amenity of the area, or highways safety and preserves the openness of the Green Belt.

D1: High Quality Design and Place Making – Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

T3: New Development and Sustainable Travel – New Development will be expected to:

- Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists.
- Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people set out in the relevant Supplementary Planning Document.

T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Poll1: Pollution Control and Protection - Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

Supplementary Planning Documents

- House Extensions and Other Domestic Alterations

NPPF

The National Planning Policy Framework 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 the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Consultations

Wortley Parish Council – No comments received.

Representations

Neighbour consultation letters were sent to neighbouring residents; no comments were received.

Assessment

Principle of Development and Impact on Green Belt

The proposed development is for domestic alterations to a residential property. Generally, extensions, alterations to residential properties (and outbuildings) and the erection of new domestic outbuildings are considered where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety. This is subject to developments complying with the Council's SPD for House Extensions and Other Domestic Alterations.

The property is located in the Green Belt. Local Plan Policy GB2 is the starting point for extensions and alterations to existing domestic properties in the Green Belt. Policy GB2 states that extensions to buildings in the green belt are acceptable subject to the total (existing + proposed) floorspace not exceeding the original dwelling (as it stood in 1948 or whenever the house was built, whichever is later). The application includes a replacement extension which has the exact same footprint as the existing porch and therefore there is no increase in the floorspace of the dwelling. The highest part of the extension is modest in size with a height of 3.2m and is not excessive.

The impact of the proposed development, including the extension and the other proposed changes are considered to have a neutral impact on the openness of the Green Belt compared to the existing dwelling. Local Plan Policy does state that the development is expected to be of a high standard of design and respect the character of the existing building and have no adverse impact on the amenity of local residents,

visual amenity of highways safety. All of these elements will be assessed in further detail in the below sections.

The proposed development is in line with Local Plan Policy GB2 and is acceptable in principle subject to other local and national planning policies being complied with.

Residential Amenity

The application site is located in the small hamlet of Smithy Fold, near Wortley, with several residential properties nearby including 2 x properties to the South and East.

However, the proposed development largely entails internal layout changes, external fenestration alterations and a small replacement extension to replace the existing rear porch. The replacement extension is on the same footprint as the existing and has no direct impact on the amenity enjoyed by neighbouring properties through overshadowing, overlooking or loss of outlook.

The internal layout changes leads to an increase in the number of bedrooms on the first floor through sub-division, however it does not increase the actual number of habitable room windows on the first floor which would impact on the privacy enjoyed by neighbouring properties. This is with the exception of 2 x rooflights on the rear roof slope serving the newly formed bedroom 5. These are at a distance of 9.65m from the rear boundary line of the property and face upwards so do not have a significant overlooking impact on the neighbouring property to the rear. The distance of 9.65m is slightly less than the required 10m in the SPD for first floor habitable room windows and rear boundary lines, however as mentioned these are rooflights and do not face directly onto the neighbouring property. Additionally, the rooflights are directed towards an area which is used for parking and is visible from the adjacent access road.

The replacement windows on the front elevation and new entrance hall glazing face North and not directly onto any neighbouring property/residents, therefore do not detrimentally impact on the amenity enjoyed by neighbouring properties.

The alterations to the steps are also located to the front/North of the dwelling and have no perceived detrimental impact on the amenity enjoyed by neighbouring properties.

The proposed development is in compliance with Local Plan Policy GD1 and the House Extensions SPD and is acceptable in terms of residential amenity.

Visual Amenity

The main visual change to the external appearance of the dwelling is the replacement entrance hall on the North (front) facing elevation, with large floor-to-ceiling glazing with aluminium framing. This is a fairly large change to the external character of the dwelling; however, it is a common feature on larger domestic buildings and converted agricultural buildings and is considered to be an attractive design feature. The new entrance wall glazing will feature a black aluminium frame. The other replacement/additional windows will be fitted with UPVC windows in a Cotswold biscuit (light brown) colour, including replacing all of the existing windows with the same window style and colours to match.

The front elevation also contains other smaller fenestration changes with 3 x windows being enlarged to horizontally emphasised which are suitable and do not significantly, or detrimentally change the character of the dwelling. The proposal includes the replacement of a door on the South-West elevation with a window.

The proposed extension features an apex roof with an oak frame, which is modest in scale and size and is acceptable, and is almost entirely screened by the existing dwelling, the outbuilding and the neighbouring properties.

The proposed development is in compliance with Local Plan Policy D1 and the SPD for House Extensions and is acceptable.

Highways Safety

The proposed alterations to the dwelling increase the number of bedrooms on site from 4 to 5, however this does not result in a need for increased parking provision which remains at 2 off-street parking spaces which is available on site. The parking provision is not affected, and the proposed development does not have a detrimental impact on highways safety, in compliance with Local Plan Policy T4 and is acceptable.

Recommendation

Approve with Conditions

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby approved shall be carried out strictly in accordance with the plans (Dwg. no. 23_04-23 Rev. A, 23_04-24 Rev. A, 23_04-25 Rev. A and 23_04-26 Rev. A) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.
- 3 The proposed development shall be constructed in the following external materials:
External walls for extension – matching Stone with oak frame
Roof – Tiles to match existing
Windows – UPVC in light brown for replacement/additional windows and black aluminium frame for new entrance hall
Doors – Timber panelled front door
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

Informative(s):

- 1 The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.
- 2 The granting of planning permission does not affect the status of species such as owls and bats, which have protection under other legislation. These may be present and it is the applicant's responsibility to seek advice on how to avoid damaging operations. Further advice can be obtained from the Countryside Unit in the Planning & Transportation Services, on 01226-772576, or directly from www.naturalengland.org.uk