
Design, Access & Planning Statement to accompany application for extension to existing dwelling at Fairview, Greenmoor, Wortley, Sheffield S35 7DQ.

Introduction

This statement has been prepared on behalf of Miss Holly Davis & Mr Richard Dawidek and will accompany a Full Planning Application (PP-11465214) for the extension of their existing property at Fairview, Greenmoor involving the erection of a single storey extension to the side/front of the property.

Context

The site is situated within the settlement of Greenmoor but slightly outside of its boundary and urban fabric. The property is located within the green belt and has been “washed over”. The site is approximately 0.2 miles from the centre of Greenmoor, a small village centred around the methodist church and former primary school.

The site to the North & East is opening to arable farm land with residential properties to its South & West. These dwellings are all of differing ages but predominantly of two storey construction, with the direct opposite neighbouring properties being a bungalows.

The site is served by a local bus links no. 24, linking to Penistone & Barnsley from which other local and national rail and bus services from can access the wider region and nation.



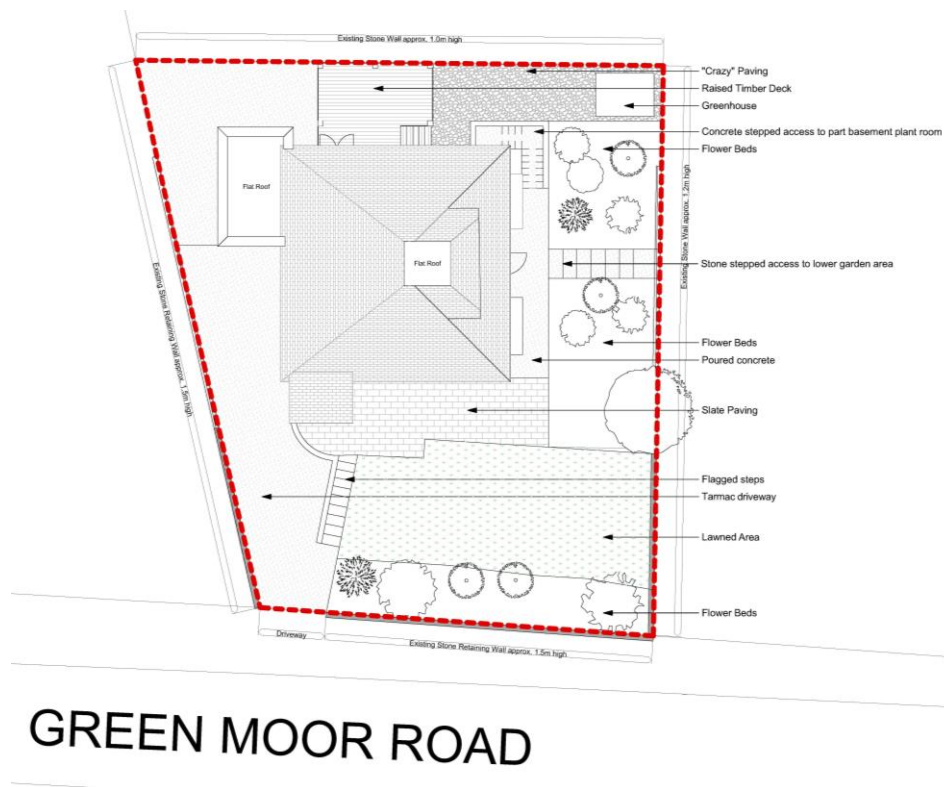
Aerial view of site

Use

The site is currently used as a residential dwelling and will remain so under these proposals. The site is set back from Green Moor Road with existing parking to the side/rear of the property. The property has combined vehicle and pedestrian access directly from Green Moor Road. The dwelling located centrally on its plot with generous gardens to all sides.



The property is orientated to address the views available down the valley with its front elevation and front door facing East, leaving its side elevation facing Green Moor Road. Therefore it is debateable whether the application forms a front or a side extension.



GREEN MOOR ROAD

Existing Site Plan

The scheme proposes to extend the existing dwelling to create an enlarged lounge/diner to take advantage of the property's views, form an functioning side entrance and utility space, rebuild the poorly constructed & insulated porch and extend & relocate the master ground floor bedroom.

The existing property is a four bedroomed dwelling and will remain as a four bedroomed dwelling due to the nature of the internal arrangements. It is worth noting that bedroom 4 is only useable as a storage room/home office to the shape and low nature of the room in roof sloping ceilings.

Access

Access to the property will remain unchanged for both pedestrians and vehicles. The existing driveway pedestrian access steps will remain unaffected by the proposals. The porch will be relocated to suit the new internal arrangements and a new side access door for pets and muddy boots will be created into the newly formed utility room.



Amount

The scheme seeks to create the following additions to the property;

The redlined site measures 434m² / 0.0434 Ha.

The existing ground floor measures 92.4m² GIA / 106m² GEA

The existing first floor measures 28.3m² GIA / 30.7m² GEA

The existing dwelling measures 120.7m² GIA / 136.7m² GEA

The proposed ground floor measures 106m² GIA / 120.9m² GEA

The proposed existing first floor measures 28.3m² GIA / 30.7m² GEA

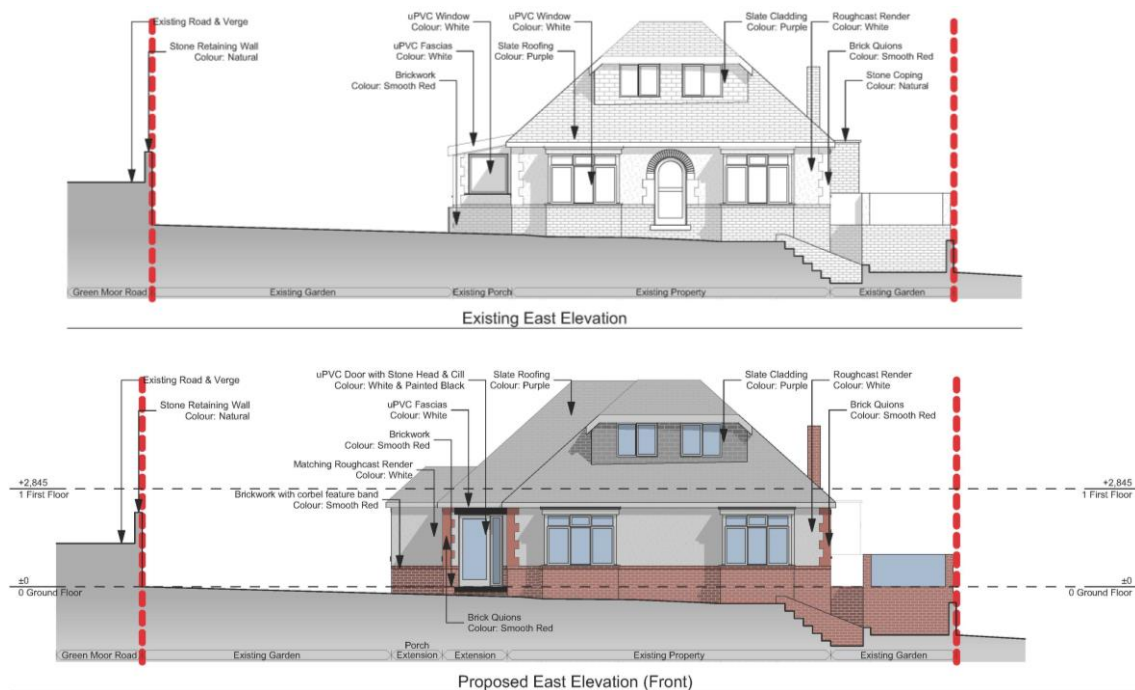
The proposed dwelling measures 134.3m² GIA / 151.6m² GEA

An increase of 13.7m² GIA / 14.9m² GEA or 11% approximately.

This extension is modest comparably to the property but facilitates a much better internal use.



Layout



The site currently holds one detached dormer bungalow located centrally to the rear of the site. The proposals seek to extend the dwelling to the side/front into the existing generous garden. As noted previously the “front” elevation faces East and does not address Green Moor Road.

The front/side extension will be almost the full width of the existing dwelling with a small step backs for aesthetic as well as practical construction reasons. It will project out 1.85m from the existing wall, the depth of the current porch. This seeks to demonstrate the change from the original property to the extension, with the extension being smaller and therefore subordinate to the original dwelling.

The all proposed windows will remain overlooking the property’s own garden amenity space and are well in excess of minimum separation distances to the neighbouring properties across Green Moor Road.

Scale

The existing property is a single storey dormer bungalow, resulting in a ridge height of approx. 5.5m.

The single storey extension proposed seeks to match the existing eaves and ridge height with window proportions in similar terms to the size to the existing property.

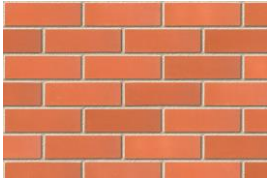
The proposals seek to extend the property by approximately 11%, allow the internal reconfiguration and to meet the changing requirements of the client, working from home and additional pets.

Appearance

The proposed development has been designed to be simple and in-keeping in appearance as illustrated in the accompanying drawing package. The extension will be smaller in size than the original dwelling in both width and depth, with a matching hipped pitched roof not exceeding the existing ridge height of the original property.

The dwelling will be of traditional construction, two leaves of blockwork, the outer to receive a render finish or brickwork in accordance with the elevations. Windows will be uPVC windows with no fenestration pattern with matching heads and cills painted black. The windows have been sized to provide maximum light penetration into the house and also to provide greater surveillance to the surrounding area.

A sample of the materials under consideration is as follows;

Roughcast Render Finish to match existing Colour: White	
Smooth Brickwork to match existing Colour: Red	
Natural Slate to match existing Colour: Purple	
uPVC Windows & Doors Colour: White Facias & Soffits Colour: White	

Landscaping

The landscaping will be broadly unchanged by the proposals with only the perimeter walkway affected. This will be recreated in matching materials to those used currently.

No other external surface or boundary treatments are affected or proposed to be changed under this application.

Planning Policy Framework

Local Planning Policy

The statutory development plan consists of the Barnsley Local Plan which was adopted in January 2019.

The bulk of the site has no specific allocation apart from being within the adopted Green Belt in the Local Plan and does not form part of the urban fabric and is located outside of the existing settlement despite being 0.2 miles from the deemed centre, Chapel Lane & Green Moor Road intersection.

Policy SD1 advises that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Policy GD1 advises that proposals for development will be approved if amongst other things:

- there is no significant effect on the living conditions and residential amenity of existing and future residents;
- the development is compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land;
- adequate access and internal road layouts are provided;
- appropriate landscaped boundaries are provided where sites are adjacent to open countryside;
- existing trees are considered in the layout of development.

Policy D1 expects development to be of a high quality design and to respect and reinforce the distinctive local character of the area. Particular regard should be paid to scale, layout, building styles and materials in the locality.

Supplementary Planning Document: House Extensions and Other Domestic

SPD paragraph 4.1 states, within the Green Belt, extensions, roof alterations, outbuildings and other domestic alterations will be considered against the general principles above and the following criteria:

- The total size of the proposed and previous extension should not exceed the size of the original dwelling.
- The original dwelling must form the dominant visual feature of the dwelling as extended

SPD paragraph 8.6 advises, the front elevation of a building is the most important for its contribution to the street scene. Generally, therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene or cause overshadowing to neighbouring dwellings. Large extensions and conservatories are likely to appear particularly intrusive and will not normally be acceptable.

SPD paragraph 8.9 continues, extensions at the front of individually-designed, detached houses, which are set back from the highway or set on staggered building lines, may, in certain circumstances, be acceptable. However, the extension must complement the original house and not adversely affect any adjacent property or the street scene.

National Planning Policy

The revised National Planning Policy Framework ("NPPF") was published in July 2018, alongside updated supporting Planning Practice Guidance. A revision to the Framework was published on the 20th of July 2021.

Paragraph 7 advises that the purpose of the planning system is to contribute to the achievement of sustainable development, with the objective of sustainable development being to meet the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 refers to the three dimensions to sustainable development - economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

- an environmental role— contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

The Government has made clear its expectation, through the Framework, that the planning system should positively embrace well-conceived development to deliver the economic growth necessary and the housing we need to create inclusive and mixed communities. The ‘presumption in favour of sustainable development’ is the golden thread running through national policy. With regarding to decision-taking,

Paragraph 11 confirms this means approving development proposals that accord with the development plan ‘without delay’. Where the development plan is absent, silent or out-of-date, planning permission should be granted, provided the impacts do not significantly and demonstrably outweigh the benefits.

Paragraph 124 advises that good design is a key aspect of sustainable development, creating better places in which to live and work and helping to make development acceptable to communities.

Paragraph 127 advises that planning policies and decisions should aim to ensure that developments;

- are visually attractive as a result of good architecture and appropriate landscaping;
- sympathetic to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation or change; and
- function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

Paragraph 133 states that “The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”.

Paragraph 134 states that there are five purposes for including land in the Green Belt, these being;

- To check the unrestricted sprawl of large built up areas;
- To prevent neighbouring towns from merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Case in Support of the Application

The site is within the adopted Green Belt but with no specific allocation. The property was constructed in approx. 1947 and has been of residential use since its construction, therefore the site could be deemed of residential use.

The current use of that green belt area is domestic garden within the residential curtilage of the property. The extension to the property will remove a small area of domestic garden in lieu of the constructed extension but this being of modest size and inline with the existing building elevation will not detract from the green belt.

In green belt terms therefore the use of this area will not conflict with the openness or purposes of including land in the green belt as set out in paragraphs 133 and 134 of the Framework. No other development will take place within the domestic garden green belt area and the existing trees and vegetation on the southern & eastern boundaries of the site will be retained and will serve to protect landscape character and views into and out of the green belt.

There is no conflict with policy GB1 of the Local Plan as this seeks to protect the green belt from inappropriate development – the proposals will maintain the status quo in terms of the existing land use.

Policy SD1 of the Local Plan advises of a presumption in favour of sustainable development which reflects the main thrust of the NPPF which reaffirms that it is the Government's clear expectation that local planning authorities should deal promptly and favourably with applications that comply with up to date plans and that there will be a strong presumption in favour of sustainable development that accords with national planning policies.

In view of the above it is helpful to consider whether or not the application site is sustainable. It is well located in relation to the village with immediate access onto Green Moor Road and is within walking distance of local bus stops.

One of the objectives of the NPPF is to widen the choice of high quality homes and, in this case, the proposal would make a modest yet positive contribution to variety of housing supply in the village, therefore satisfying numerous areas of advice in the NPPF, particularly paragraphs 7, 8 and 11.

It is therefore considered that the proposal is compliant with the broad objectives of the NPPF in that it will provide economic benefits and also reflects the general need and demand for larger housing in the area.

The extension is laid out such that it would have no impact on occupants of existing properties in the immediate vicinity of the site, with no overlooking or privacy issues arising. The existing lower siting of the property ensures that sightlines to neighbouring properties are blocked and the extension screened from the road by the existing retaining boundary wall to the southern perimeter. Please refer to the Site Photos and elevations.

The modest nature of the extension ensures sufficient areas of private garden and amenity space are maintained in relation to the size of the final property and thereby satisfying SPD paragraph 4.1.

In design terms, there is a mix of building styles and materials in the locality as well as a mix of scale and a varied layout with no predominant building line. The proposed single storey extension will be constructed in brick and render matching the existing property and would fit appropriately into the character and layout of the area. SPD paragraph 8.6 & 8.9, Policy D1 of the Local Plan and the guidance at paragraphs 124 and 127 of the Framework are satisfied.

Conclusion

It is my view that the proposal complies with the requirements of all local and national planning policies. The proposal represents appropriate sustainable development and NPPF also advises that decision takers at every level should seek to approve applications for sustainable development where possible.

There are benefits arising from the proposed development in that it would assist in boosting the local economy. There would be economic benefits associated with the development, in terms of direct and indirect jobs during the construction period, spending within the construction industry supply chain and spending by future larger family residents in the area, as well as benefits from increased council tax payments.

There would be environmental benefits relating to the sustainable location, the proximity of the services and the resulting options for travel other than the private motor vehicle. There would also be social benefits from the provision of new variety of larger housing capable of accepting the recent changes to work-life locations and requirements of the post Covid-19 pandemic reality.