
2021/1552

Paul Price

Erection of single storey side/rear extension with canopy, erection of front porch, installation of flat roof dormer on rear roof slope and rendering of existing side elevation (Amended description)

Greencroft, Hood Green Road, Hood Green, Barnsley, S75 3HF

Site Location & Description

The applicant's property is a detached dwelling, likely constructed in the 1960s, on a former agricultural site located on Hood Green Road, Hood Green. The dwelling is set in a fairly generous plot with the dwelling located to the South-West of the site itself with a grassed garden to the rear and side. The only remaining remnant of its agricultural past is the retention of an old barn which is located just to the side/rear of the dwelling and is currently in a very poor state. The outbuilding is currently used for general domestic storage but has a large gap in the roof plane. Access into the site is from the South-East of the site which leads to a parking area located to the side of the dwelling and in front of the outbuilding. The dwelling itself has undergone previous extensions and alterations including the presence of a front porch, a single storey side conservatory and a flat roof dormer located on the rear roof slope.

The site is located in the village of Hood Green which is a small, developed pocket in the middle of a vast array of Green Belt land. The site and village is to the immediate West of the protected park and gardens of Wentworth Castle which is the only grade-I listed park and gardens in South Yorkshire. The village provides a key passing point from the West to this area. The surrounding street scene is comprised almost entirely of residential dwellings which vary significantly in terms of dwelling type, structure, size and external materials. Numerous pieces of more modern development have been undertaken to properties nearby, exemplified by the render located on the side elevations of the neighbouring property to the East (Sycamore Cottage). A small green space is located immediately across the road which is allocated as Green Space in the Local Plan.





Proposed Development

The applicant is seeking approval for the erection of a single storey front porch, a single-storey side/rear extension, the installation of a flat roofed dormer located on the rear roof slope, installation of rooflights to the front roof slope and rendering of the existing Western-facing side elevation. The application has been scaled back from the initial submission which included the demolition of the existing outbuilding on site and the re-building of a larger domestic annex.

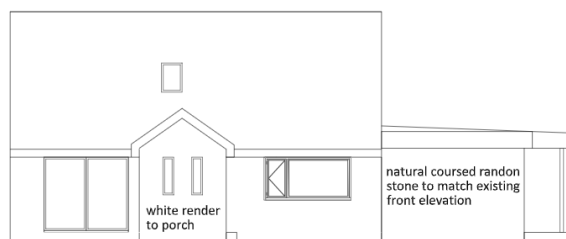
The proposed side/rear extension will project from the East Side elevation with a projection of 4m, a setback in the front wall level of 1.55m with a length of 8.9m from the front elevation

to the rear elevation. This presents a rearwards projection of 2.75m from the existing rear elevation of the dwelling. The extension is designed with a very shallow lean-to roof with a height of 2.6m to the eaves and 3.25m to the roof ridge. The front of the extension will be constructed from natural coursed random stone to match the existing front elevation of the dwelling, with the sides and rear elevation being finished in render. To the side elevation of the extension is a canopy with a projection of 1m and a width of 3.8m. The canopy will join up to the extension with the same roof and eaves height.

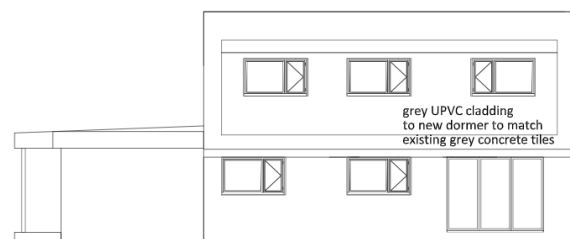
The front porch will be located in the centre of the existing front elevation, replacing the existing front porch which is largely disused. It will have a forwards projection of 2.5m with a width of 2.45 and will feature an apex roof with a height of 2.35m to the eaves and 3.7m to the roof ridge at the highest point. It will be constructed from white render.

The proposed dormer is designed with a flat roof and has a depth of 1.92m, a length of 9.4m and a height of 2.3m which gives a total volume of 20.78 cubic metres. It will replace the existing dormer and be finished with UPVC cladding in dark grey to match the colour of the existing roof tiles.

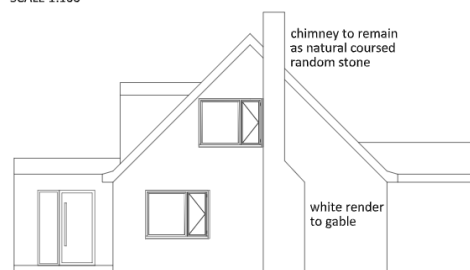
It is also proposed to add a roof light onto the front (South-facing) roof slope and to render the existing Western-facing side elevation with white render to match the above.



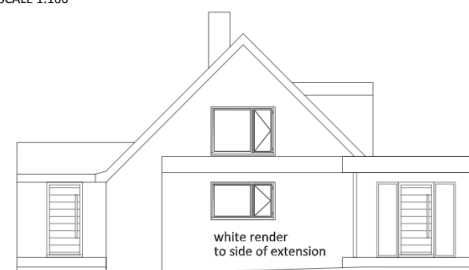
PROPOSED FRONT ELEVATION
SCALE 1:100



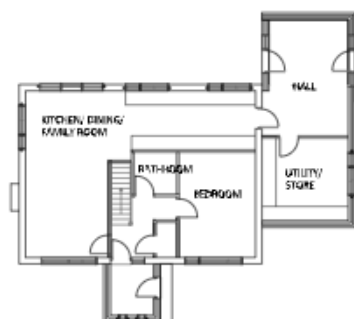
PROPOSED REAR ELEVATION
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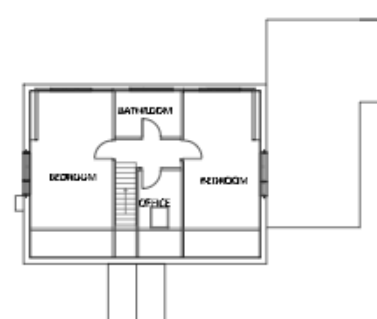
PROPOSED LH SIDE ELEVATION
SCALE 1:100



PROPOSED RH SIDE ELEVATION
SCALE 1:100



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Policy Context

Planning decision should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

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.

In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Local Plan

The new Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – sets out principles when considering development proposals.

Policy GD1: General Development – sets out appropriate proposals for development.

Policy D1: High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

Policy T4: New Development and Highway Improvement - 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.

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles 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.

These policies are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Note – The below consultations were received in response to the initial proposal which included the demolition of the outbuilding and the erection of an annex. This has since been removed from the scheme and given that the proposal has been significantly reduced, the consultees were not consulted for the amended scheme. The below comments should therefore be read only in the context of the original submission and not the amended scheme removing the proposed development to the outbuilding and the annex.

Conservation Officer – The proposal seeks permission to demolish the barn to the rear of Greencroft and erect an annex plus a connecting structure to the existing dormer bungalow. The bungalow appears from the second half of the 20th Century in style, appearance and materials. It has an overall neutral contribution to the street scene and is very recessive in appearance and its materials, especially the use of stone for the elevations and the boundary walls helps to the building integrate into the rural backdrop. The barn is clearly visible on the first edition OS of 1850/1851 and the building that fronted the road was an L-shape that presumably included a barn and perhaps an attached house although it is impossible to be sure. The ancillary building was likely used for storage and perhaps animal shelter associated with the former agricultural use. As such, the building has some minor heritage merit being a fragment of a now demolished farm and is clearly of some age being traditionally constructed. It is, however, conceded this interest is relatively minor and there is no information regarding the history or significance of the barn. Currently, the barn is very dilapidated with sections of collapsed roof, and the retention and repair of such could be very costly and likely not viable. There are some concerns with the size of the proposed annex and connecting section as this is larger than the main dwelling and this seems counter intuitive with much space being devoted to the garage/workshop and games room at FF level. There is also concern that the proposal is to render the entirety of the structure which is at odds with the ideal of stone walls. It is suggested that at least some of the elevations should use stone to protect the rural and broadly historic setting.

Ecology Officer – Initially raised some concerns with the development and requested that a bat and bird survey was submitted which is in line with the information contained in the submitted ecology survey provided by the applicant. However, the bat and bird issues in the ecology report all relate to the outbuilding, not the house. The applicant was subsequently amended to just contain what would be covered under a householder application and the request for the bat and bird survey was then deemed unnecessary at this stage. It is understood that the alterations to the outbuilding will be submitted as an application at a later date.

Ward Councillors – No comments

Stainborough Parish Council – Does not object to the planning application. There are varied opinions between the Councillors regarding the design of the new build and there is also concern that the property may become two separate dwellings in the future.

Representations

Neighbour notification letters were sent to surrounding properties for the initial proposal; no comments were received. The application was then amended and substantially scaled back from the initial submission and for this reason, the Local Planning Authority did not re-consult neighbouring properties.

Assessment

Principle of Development

The site falls within the urban fabric which has no specific land allocation, however the site and immediate surrounding area is made up principally of housing. Extensions, alterations to residential properties (and outbuildings) and the erection of new domestic outbuildings are considered acceptable in these areas where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety.

Visual Amenity

The proposal has been scaled back from the initial permission, altered in terms of design with some further clarification for some aspects. Most notably, the demolition of the outbuilding and rebuilding has now been removed from this particular scheme, as well as the link extension which originally connected the extension/dwelling to the proposed annex. The application now seeks permission for the erection of a front porch, single-storey side/rear extension, a flat roof dormer to the rear, installation of a roof light to the front and the rendering to the existing Western side elevation.

The single storey side/rear extension has a sideways projecting of 5m, which is less than 50% of the width of the existing dwelling with a rearwards projection of 2.75m. The extension is designed with a very shallow lean-to roof which will appear as a flat roof when viewed from the road. Such roof designs are not ideal with the SPD for House Extensions generally seeking for extensions to incorporate a roof type/pitch which would match the existing dwelling which clearly isn't the case for this application. However, the fact that the extension has removed the link to the proposed annex to the rear slightly changes how the LPA would assess this proposal as it would be possible for the applicant to erect a very similar extension under Permitted Development Rights. The height to the eaves is 2.6m, with the height to the roof ridge being 3.25m, which would be within the PD rights restrictions and the only limiting factor to this is the fact that render is proposed to the side and rear elevations of the extension which do not match the existing dwelling. However, the general size and scale of the extension would fall within what would typically be classed as Permitted Development and this would present a clear fallback position for any development to the site. The LPA did seek to change the construction materials of the extension to matching stone on all sides of the extension, but it is appreciated that there is a substantial setback to the extension of 1.5m, which brings it further from the road with the existing dwelling screening the majority of the extension from the West. Further, there is trees/vegetation to the front of the site which are being retained and shall also screen the extension from the road itself. Clearly the front elevation of the dwelling/extension is the most important elevation as this has the most direct impact on the street scene. The use of matching materials and the significant setback is in compliance with the SPD and is acceptable in terms of design.

The proposed dormer is designed with a flat roof which again is not an ideal roof design/style with the SPD stating that it is an inferior roof design compared to a pitched roofed dormer. However, the site visit showed that the existing dwelling has a flat roofed dormer on the same elevation and the proposed dormer would simply be an addition to this. Further, despite the fact that there has clearly been development on the site since the earliest recorded maps, there is no planning history visible on the Council's system. As such, permitted development rights remain and the entire volume of the dormer (including the existing) is c. 20 cubic metres, which is well within the 50 cubic metre limit for Permitted Development Dormers on detached properties. The dormer will utilise similar materials to the existing dormer but will use a darker coloured cladding which is more similar in appearance to the existing roof tiles. In comparison to the existing dormer which features white UPVC, this can be considered an improvement in terms of design.

The proposed porch is on the front of the dwelling, just off-centre, and is designed with a standard apex roof with a footprint of 6sqm measured externally with a projection of 2.5m and a width of 2.43m. This is not considered to be excessive in size and does not form an intrusive feature on the front of the property. It will be constructed in render which does not match the existing, but other aspects of the dwelling are proposed to be rendered too so it will fit into the finished proposal. Additionally, there are several notable examples of render in the nearby area too, including the neighbouring property (Sycamore Cottage) which has an entire rendered side elevation facing onto the applicant's property. There are also two rendered properties to the South-West (nos. 1 and 2 The Green) and a little further afield to the East on approach to Stainborough, there are several other examples of render. In this context, the presence of render on the porch is not considered to have a detrimental impact on the character of the dwelling or area.

Additionally, the application also seeks to render the entire Western side elevation of the dwelling. This is a very visible elevation as there are no immediate neighbours to the side which would screen the elevation, and the land slopes from East to West with the dwelling being on a natural higher ground level, increasing its visibility. That being said, the views are primarily from Bagger Wood Hill which is not a busy road and is a country road connecting the rural villages of Hood Green and Silkstone Common, serving a small number of properties in between. Indeed, the majority of the land located to the West of the site is largely undeveloped Green Belt land and it is likely that a low number of vehicles will pass the site and see the elevation. As previously mentioned above, there are numerous other examples of render nearby and the proposal will fit into this general backdrop/character reasonably well. The plans show that the chimney on the side elevation will be retained in stone which will also help to break up the rendering and complements and retains the existing character of the dwelling. Additionally, there is also render on the existing outbuilding on the site so there is some pre-existing rendered element on the site itself.

All in all, the proposed development has been significantly scaled back and the size/scale of the side/rear extension and dormer falls within what would generally fall within Permitted Development Rights. The addition of render to the dwelling is not ideal as Local Policies generally seek to retain the character of the existing dwelling including the use of matching external materials. However, there are several examples of render nearby including the neighbouring property and the addition of render is not considered to be detrimental to the character of the area or the dwelling. The porch is small scale and designed with an appropriate roof design and is central on the frontage of the dwelling, largely retaining its existing symmetry. The proposed development is considered to be in compliance with Local Plan Policy D1: High Quality Design and Place Making and the SPD for House Extensions and Other Domestic Alterations and is acceptable in terms of visual amenity.

Residential Amenity

The existing dwelling is detached and set in a generous curtilage area with no immediate neighbours to the Western side or to the rear – with a lengthy rear garden area, with a separation distance of 32m from the existing rear elevation to the rear boundary line. The nearest property is to the East called Sycamore Cottage which is around 25m away measured between the side gables. The nearest property to the South (4 Greno View) is also at a significant distance away, approximately 50m at its nearest.

The proposed extensions are single storey and do not contain habitable room windows which would directly face onto neighbouring properties at a close distance. The side elevation of the extension is located at a distance of approximately 20m from the side elevation of Sycamore Cottage and is single storey, serving non-habitable rooms (Hall and Utility).

The above separation distances are considered significant enough for this development to have a very little impact on the residential amenity enjoyed by neighbouring properties. Concerns from the Parish Council in regards to the use of the annex as a separate, independent dwelling have been appreciated and can be fully understood. However, the alterations to the annex have now been removed from this proposal and will likely form the basis of a future application which neighbouring properties and the Parish Council will be re-consulted on. The proposed development is in compliance with Local Plan Policy GD1: General Development and SPD: House Extensions and Other Domestic Alterations and is acceptable in terms of residential amenity.

Highway safety

The application has now been scaled back to what would typically fall under a domestic extension/alteration, with the previously proposed annex being removed. The number of bedrooms of this scheme is not being increased with the bedroom number remaining at 3 which requires the retention/formation of 2 off-street parking spaces. The curtilage area is large for a dwelling of this size and the site visit showed that it can easily accommodate 2+ parking spaces, in line with the Parking SPD. The proposed development is in compliance with Local Plan Policy T4: New Development and Highway Safety and the Council's Parking SPD.

Recommendation

Approve with conditions

- 3 The development hereby approved shall be constructed from the external materials enclosed within the proposed elevation drawings (Dwg. no. 45/04 Rev. A), or to match the existing dwelling as enclosed within the application form specifications.
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 effect 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