
2023/0928

Mr D Cooper

Upward extension to create additional storey above existing bungalow, removal of existing conservatory to enable ground floor extension with balcony above, removal of patio and excavation work to create new lower ground floor extension with roof terrace above and changes to the external facing materials and window arrangements.

Hudroyd Farm Cottage, Genn Lane, Ward Green, Barnsley, S70 6NW

Site Location & Description

Genn Lane links Kingstone to Worsbrough, both located on the periphery of the town centre. The area is located within the Green Belt, with limited development and is predominantly agricultural in nature with the sporadic residential development.

The site is located on the western side of Genn Lane, set at an elevated position, approximately 85m from the back edge of the highway and is screened by a band of trees, located along the southern boundary of the site.

The site is occupied by a single storey dwelling which benefits from various extensions and a detached garage and is constructed from render with artificial stone detailing and a brown tiled roof.

Site History

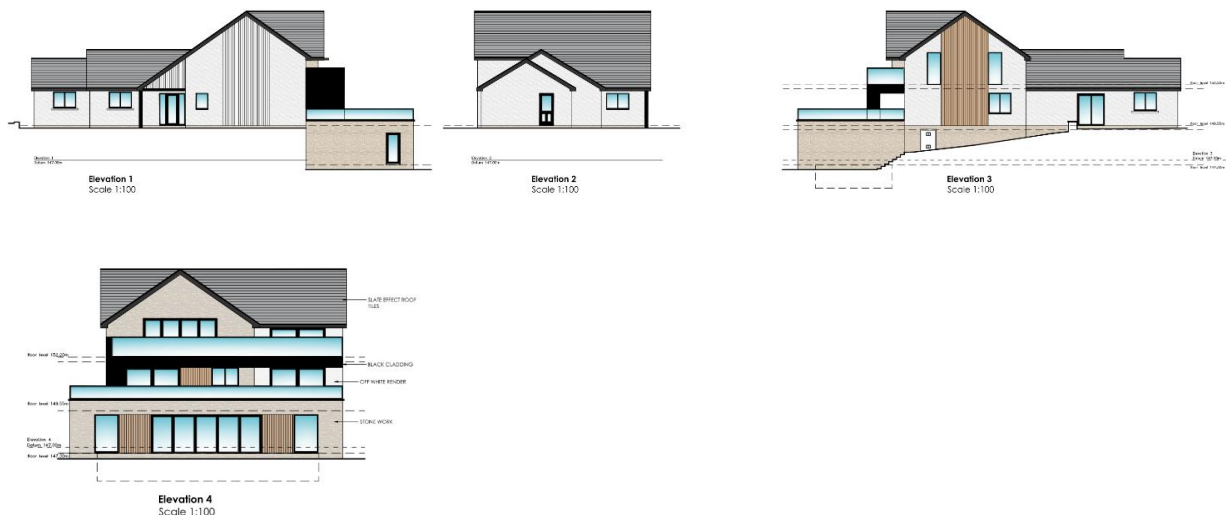
B/83/1628/WB Extension to bungalow and erection of private garage

B/99/0241/WB Erection of storage shed, two chicken huts and formation of pond

Proposed Development

The applicant seeks permission for numerous extensions and alterations consisting of the addition of a 2nd storey and the erection of an extension to the south-eastern elevation utilising the under-build to create a lower ground floor, which is tantamount to a two-storey extension.

The development would see the removal of 1 no Ash tree and pruning works to G3 to facilitate the development.



Artists impression



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.

Local Plan

The site is allocated as Green Belt within the Local Plan Proposals Maps and therefore the following policies are relevant:

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

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

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.

NPPF

The National Planning Policy Framework December 2023 (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 152 states that, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 153 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 154 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 195 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 200 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset affected, including any contribution made by their setting.

Paragraph 201 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 205 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 206 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.

Consultations

Biodiversity – No objections subject to conditions
Conservation Officer – No objections
Forestry Officer – No objections subject to conditions

Representations

Neighbour notification letters were sent to surrounding properties and a site notice posted adjacent to the site; no comments have been 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% increase above the size of the original dwelling.

Floor Space Calculations

Original Dwelling	
Ground Floor	= 123m ²
Lower Ground Floor	= 50.5m ²

NB outbuildings which form part of the original building as built in 1948 are not taken as part of it when calculating original floor area. The detached garage, porch and conservatory extensions have been excluded from the calculations as these are to be demolished to allow for the development.

Therefore, total floor area of existing and proposed extensions and outbuildings permitted is 173.5m²

Existing Extension	
Ground Floor Extension	= 47.6m ²

Proposed Extensions

Lower Ground Floor	= 104.2m ²
First Floor	= 107.5m ²
Total Proposed	= 211.7m ²
Total Existing and Proposed	= 259.3m ²
Difference	= 259.3m ² – 173.5m ² = 85.8m ² over

Based on the above calculation the total of the existing and proposed extensions exceeds the original floor area by 85.8m² or by 66%.

The applicant has put a case forward that a similar level of extensions and alterations could be erected under permitted development which would have a greater impact on the openness of the Green Belt than those under consideration as part of this application, as permitted development rights have not been removed as part of previous permissions.

As a result, a single storey rear extension with a projection of 8m and an approximate floor area of 85.6m² could be erected under permitted development, along with a detached outbuilding with a comparable footprint to that proposed of the lower ground extension at 130m² and a single storey side extension with a floor area of 43m². This would have a total floor area of 258.6m². In addition, a first-floor extension under Part 1 Class A could be installed with the same floor area as proposed at 107.5m²; all in all, this would total 365m², which would be 191.5m² above the floor area of the original dwelling and 105.7m² above that proposed.

A projection of 8m as a larger home extension has been used in the above calculation as it is reasonable to assume that given there were no objections raised on this application that no objections would be raised on a larger home extension application.

Whilst the proposed development exceeds the floor area of the original dwelling by 85.5m², larger extensions and alterations could nevertheless be erected under permitted development rights which far exceed the limitations of Policy GB2 and would have a greater impact on the openness of the Green Belt. Therefore, unusually, whilst the development exceeds the limitations of the policy GB2, it is on balance considered acceptable in this case. A condition will, however, be applied to any permission to remove any permitted development rights and ensure that any future extensions will require planning permission.

Visual Amenity

The dwelling is located in an isolated position, set back from the highway and screened by mature trees.

It is acknowledged that a significantly sized extension is to be located on the south-western elevation, however it is to be located within the building envelope of the original dwelling and built into the hillside, with the existing bank of trees along the southern boundary providing screening. It is therefore considered that the proposed alterations are acceptable and would not have a detrimental impact on the character of the street scene or upon the openness of the green belt and as such are acceptable.

Initially concerns were raised by the Conservation Officer in relation to the design and scale of the proposed dwelling and its potential impact on the setting of Genn House and The Granary, both of which are Grade II listed properties.

Following amendments to the design of the proposed alterations, the Conservation Officer has been reconsulted and raises no objection to the proposed development subject to the inclusion of conditions relating to materials. Whilst an indication of the materials to be utilised in the alterations

has been indicated on plan, it is considered prudent to include a condition requiring the specific materials to be submitted and approved.

Based on the above it is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policies D1: High Quality Design and Place Making, Policy GB2 Replacement, extension, and alteration of existing buildings in the Green Belt and Policy HE3 Developments affecting Historic Buildings.

Residential Amenity

The dwelling is located in an isolated position and not directly surrounded by neighbouring properties, with the nearest being located 120m to the north-west. As such the proposed alterations would not increase levels of overlooking, overshadowing or reduce levels of outlook and therefore the proposed development is considered in compliance with Local Plan Policy GD1.

Highway safety

The proposal does not result in the loss of off-street parking nor a requirement for additional provision, nevertheless the scheme provides sufficient off-street parking for a dwelling of this size and sufficient space to turn within the site to allow entry and exit in a forward gear and as such it is considered acceptable in terms of its impact on highway safety.

Biodiversity

It is acknowledged that the dwelling is located in a rural area and the site is surrounded by trees, therefore there is a possibility that bats could be present within the vicinity of the site. The dwelling appears to be in a good state of repair and is in a habitable condition; works similar to those proposed could be undertaken without planning permission. Whilst the comments of the Ecologist are noted, given that bats are protected under other legislation an informative is proposed to remind the applicant of their responsibilities under the Wildlife and Countryside Act legislation.

Trees

There are trees located within close proximity to the proposed development. The applicant has submitted the required arboricultural surveys, and it has been determined that tree T3 Ash is to be removed to facilitate the development, however it is also showing signs of Ash dieback; pruning works are also proposed to G3 which contains a Willow, Cherry and Laurel.

It is noted that the plans within the respective surveys show a larger footprint of the proposed extension. These documents were produced on the earlier plans, and following amendments to the scheme, which has seen a reduction in the northern elevation, the documents have not been updated. Consideration was given to the impact of the proposed extension on the trees based upon the earlier plans, and it was deemed that whilst the Ash tree was to be removed to facilitate development, it was showing signs of Ash dieback, and its removal would have been imminent. The plans within the documents have not been updated as it was considered that a reduction in the footprint of the proposed extension would not have a significant impact on the retained trees or alter the recommendations for the removal of the Ash tree or the pruning to G3.

The tree officer has been consulted on the application and raises no objections to the proposed development subject to the inclusion of conditions.

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, nor would it have a detrimental impact on the character of the street

scene, the non-designated assets or upon highway safety and as such is in compliance with Local Plan Policies GB1, GB2, GD1, D1, and T4 and is acceptable.

Recommendation

Approve with conditions