
2021/1582

Mr S Clayburn

Demolition of existing outbuildings and erection of two storey extension

Red House Farm, Red house, Cross Hill, Brierley, Barnsley

Description

The site is a former farmstead located at the junction of Cross Hill / Barnsley Road and Church Street in Brierley. The access is at an oblique angle and located opposite the junction, in an existing bus layby. The land falls relatively steeply down from the road into the site.

There is a farmhouse and two barns on the site as well as further outbuildings, adjacent the house. The farmstead and one of the barns appears on the maps as far back as 1895.

There is a well-established and maintained large garden to the side and rear of the farmhouse, part of which to the rear of the site has planning permission for 4 detached houses.

There are a number of mature trees on the site.

Proposed Development

It is proposed to demolish an outbuilding, located adjacent to the house, and build a two storey extension.

The extension is to the side of the existing house and will protrude significantly to the rear. At groundfloor it will create a double height entrance hall with WC and store cupboard opening into a large open plan kitchen / dining / living room space. At first floor there will be two additional bedrooms with ensuites.

In addition, an existing flat roof dining room extension to the rear of the original house will be converted to a sun room with terrace on the roof.

The house as extended will be a 5 bed property, increased from its current 3 bedrooms.

Planning History

B/80/0715/HR - Change of use of agricultural building to one no. dwelling Planning permission refused 19th June, 1980

2018/0716 - Erection of 4 detached dwellings, conversion of barns (including partial demolition) to create a new dwelling and additional living space. – Approved

2021/1158 - Variation of condition 2 (to amend layout and house types) of application 2018/0716 Erection of 4 detached dwellings, conversion of barns (including partial demolition) to create a new dwelling and additional living space - Approved

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 new Local Plan was adopted at the full Council meeting held 3rd January 2019. 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 site is designated as Urban Fabric and is within Brierley Conservation Area. Relevant policies are:

SD1 'Presumption in favour of Sustainable Development'
GD1 'General Development'
H9 'Protection of Existing Larger Dwellings'
T3 'New Development and Sustainable Travel'
T4 'New development and Transport Safety'
D1 'Design'
HE1 'The Historic Environment'
HE2 'Heritage Statements and general application procedures'
HE3 'Developments affecting Historic Buildings'
HE4 'Developments affecting Historic Areas of Landscapes'
HE5 'the Demolition of Historic Buildings'
HE6 'Archaeology'
BIO1 'Biodiversity and Geodiversity'
Cc1 'Climate Change'
CC3 'Flood Risk'
CC4 'Sustainable Drainage Systems'
CL1 'Contaminated Land'
Poll 1 'Pollution Control and Protection'

Supplementary Planning Document: House extensions and Other Domestic Alterations

This document establishes 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;

- Be of a scale and design which harmonises with the existing building;
- Not adversely affect the amenity of neighbouring properties;
- Maintain the character of the street scene; and
- Not interfere with highway safety

The above principles are to reflect the revised principles in the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

NPPF

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved 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 inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 134 states that “development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”.

Consultations

Conservation Officer – Various concerns, see report.

Drainage – No objections, building control to deal with drainage.

Forestry Officer – No comments received.

Representations

The application was advertised through neighbour letters, no comments have been received.

Assessment

Principle of Development

The site falls within urban fabric as such, extensions to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host dwelling and are not detrimental to the amenity afforded to neighbours. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

Visual Amenity and Impact on the Conservation Area

The house as it stands is a fairly neutral but traditional brick-built house of modest size that appears on the first edition Ordnance Survey of 1850/51. The house and its outbuildings have clearly undergone some change over the intervening time but aside from the most inconsequential outbuildings, the plot retains its historic layout and legibility from 1850. The site is within the Brierley Conservation area and it is clear the boundary has been drawn around the curtilage of this plot to include an old farmstead of historic group value to the area.

In this context the new proposal is at odds with the simple agricultural (the barns) and domestic (farmhouse) vernacular shown by the historic buildings on the site. The proposed extension will result in a very large house that squeezes the spaciousness of the plots (including those recently approved to the rear) and represents substantial overdevelopment.

Beyond the general lack of sympathy with the setting due to the scale and layout, the design appears very poorly integrated with the simple architecture of the house and the adjacent barns. The extensions include a long range that runs east to west which is akin to the arrangement of a large barn. However, the openings proposed are neither domestic or agricultural in style or character. These include some smaller windows but also large sweeps of bifolding doors at ground floor on both the north and south elevations, twin (large) full height triangular glazing units in the northern gables, large square full height Juliet balconies, an outside terrace at first floor, and a full height gabled porch projection to the east. Essentially, the design uses a variety of opening types, proportions and styles that results in little or no harmony with the appearance of the farmhouse, the barns or any sympathy with the wider conservation area setting.

Overall, the proposed extension design is unacceptable as it is not of a scale and design which harmonises with the existing building and character of the farmstead. Finally, it will not enhance or preserve the significance and setting of the Brierley Conservation Area.

In addition, the Heritage Report does not assess the proposed extension or provide any justification for the proposed extension. It is also light on any detailed assessment of the farmhouse itself.

As a result, the proposed is inconsistent with D1, HE1, HE2, and HE3, NPPF 197, 199, 202 and 206, and S.72(1) of the Listed Buildings and Conservation Areas Act and the House Extensions and other Domestic Alterations SPD.

With regards to residential amenity, the proposed also includes large swathes of glazing and Juliet balconies to the side of the extension, facing north towards the recently approved houses to the rear of the site. Whilst there is well in excess of 21m between the properties and the proposed does not look directly over the new houses, it remains that the scale of glazing, introduction of Juliet balconies to this elevation, when considered with the levels on the site and existing design of the property, would create an unacceptable degree of overlooking.

Recommendation

Refuse