

Householder Proforma

Application Ref: 2021/0659
Address: Station House, New Road, Pilley, Barnsley, S75 3BQ
Development Proposal: Erection of single storey extension to rear/side of dwelling

Property Description:

The property is a replacement dwelling in the Green Belt to the north of the settlement of Tankersley and to the south east of Pilley. The dwelling was approved permission in its current layout under 2007/1072 (Original Permission) and 2008/0787 (Amended Permission with Dormers). The original permission had an approval reason confirming that it was not materially larger than the dwelling it replaced. The property is a large detached dormer house set over three storeys. The dwelling has a flat roof outbuilding on its northern elevation with the highway of New Road and its access and driveway to it to the south, its main private amenity space to the north east, a tree line with residential properties beyond to the north west and agricultural land to the east.



Proposed Extension:

The applicant proposes to erect a single storey rear and side extension which shall connect the dwelling to the outbuilding. The extension will have a flat roof with lanterns to provide internal natural light and shall have a width approaching 16m. The rear elevation will project 3.6m from the main rear elevation across its width with a side element of 4.4m in width set back 3.8m from the principle elevation but projecting only 1.4m beyond the main rear elevation of the dwellinghouse. The overall footprint of the extension is 48.6sqm.



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Local Plan Designation:	Green Belt
Conservation Area:	No
Relevant History:	Yes – cited in site description
Acceptable in Principle:	Yes
Neighbour Representations:	None
Consultations:	Yes

Forestry – No objections – tree protection plan to be conditioned for compliance during the construction period.

Tankersley Parish Council – No objections

Side Extension:

	Yes / No (include comment if required)
Single Storey	
1. set back	Yes – 3.8m
All	
2. roof design corresponds to existing	No – Flat roof which integrates with the existing outbuilding. The extension is not visible within the streetscene given its location at the rear of the property.
3. windows / doors of a similar design / proportion	Modern bi-fold and roof lanterns

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4. habitable room windows on the side elevation	None
5. materials to match	Yes
6. neighbouring property extended to side or windows?	N/A – Unique detached property
7. Any change to parking or access?	None

Rear Extension:

	Yes / No (include comment if required)
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	N/A – Detached
2. semi-detached and less than 4m?	N/A - Detached
3. if more than 3m are the eaves more than 2.5m in height?	Yes – however the nearest residential properties are 45m away and they are highly unlikely to be subject to any amenity loss given the copse of trees which screen the dwellings from each other.
All	
4. materials to match	Yes
5. roof design compliments / ties in well	No – Flat roof which integrates with the existing outbuilding. The extension is not visible within the streetscene given its location at the rear of the property.
6. habitable room windows on the side elevation?	None
7. distance to rear boundary (shared with another residential property) 10m or more?	Yes

Green Belt Floorspace Calculations:

Extensions to residential properties within the Green Belt are allowed, under LP Policy GB2, to extend their property up to 100% of the original floorspace of the dwelling discounting any outbuildings or area within the roofspace.

Existing dwelling (GF and FF only) = 169.9 sqm = 100% of original floorspace

Proposed extension = 48.55 sqm = 28.57% of original floorspace

Remaining floorspace allowance = 121.35sqm = 71.43% of original floorspace.

The proposal is an acceptable and proportionate addition within the Green Belt based upon the calculation above. A condition shall be added which removes permitted development rights for the entire property as the approval under 2007/1072 only related to an easement and any future additions to the property will consequently require scrutiny by the Local Planning Authority to ensure the protection of the Green Belt.

Amenity Assessment

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Residential Amenity – Given the distance of the proposal from neighbouring properties as well as the copse of trees which separate them as a boundary treatment, the impact upon neighbouring amenity is considered negligible.

Visual Amenity – The only aspect of the development visible from public vantage points will be the new door located between the side elevations of the dwellinghouse and the outbuilding and the impact upon the streetscene is therefore acceptable. The roof of the extension will tie-in with the outbuilding above the door and is also significantly setback. Overall the extension is modern in appearance and appears attractive with the large bi-fold doors which are included in the design.

Conclusion – The proposal complies with residential and visual amenity requirements and draws no objections on forestry or Green Belt grounds, the application is consequently in line with the SPD House Extensions as well as LP Policies GD1 – General Development, D1 – High Quality Design and Placemaking, GB2 – Alteration of buildings within the Green Belt and BIO1 – Biodiversity and Geodiversity.

Recommendation: Approve