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**2021/1681**

Mr & Mrs Waldron

Erection of single storey rear extension to dwelling

Fir Tree Cottage, Chapel Lane, Billingley, Barnsley, S72 0HZ

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**Planning History**

2020/1341 – Erection of single storey rear extension to dwelling- Approved with conditions

**Site Description**

Fir Tree Cottage is a large detached two storey stone built dwelling built during the 1980s. The current dwelling is a modern linear two storey building parallel to Chapel Lane with side wings that return at 90 degrees to Chapel Lane housing a garage and living room. Chapel Lane comprises residential properties of a variety of styles and building materials. The dwelling falls within Billingley Conservation Area and Green Belt. Billingley Conservation Area was designated in 1974 and comprises most of the buildings within the village.



**Proposed Development**

The proposal is for the erection of a single storey rear extension to the dwelling. The proposal projects 4m from the rear elevation with a width of 5.24m, not running the full width of the property. The height to the eaves will be approx. 2.5m and the ridge height 3.35m. The extension will have a traditional single sloping composite slate roof. The sides of the proposed will be glazed on a dwarf wall which will be stone to match the host building. The proposed frames will be chartwell green upvc. The extension would mirror the recently approved extension and be constructed of matching materials.

## **Policy Context**

### 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 Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the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 site is set within an area of Green Belt.

The 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 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 GB2 Replacement, extension and alteration of existing buildings in the Green Belt: Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:

- Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.

All such development will be expected to:

- Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and
- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.

The supporting text states:-

The NPPF states that an extension to a building is not inappropriate if it does not result in disproportionate additions over and above the size of the original building. We will allow extensions provided that cumulatively they would not amount to more than a doubling of the size of the original building. Original means as existing in 1948 or, in relation to a building constructed later, as it was built. A house which has been subdivided will not be considered as the original building. In the case of a replacement building, the original building means the building that was replaced.

The sizes of a building as existing and proposed will be compared by reference to their gross floorspace, using the following guidelines:

- Floorspace will be calculated by external measurements of the building.
- Floorspace within roof spaces will not be taken into account.
- Outbuildings will not be taken into account when calculating original floorspace (but will be taken into account when calculating the cumulative additions to the original dwelling).

### SPD: House extensions

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 for 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.

### **Neighbours**

Neighbour notification letters were sent to surrounding properties. No comments were received from neighbours.

### **Consultations**

Billingley Parish Council - no comment has been received.

Conservation Officer who has provided the following response:

I've included some comments from the recent application for a rear single storey extension to Fir Tree Cottage in 2020 (under 2020/1341) as they are relevant here. Fir Tree Cottage or 4 Chapel Lane is a modern dwelling constructed sometime in the 1980's (B/81/0920/HR, B/81/1034/LB/HR) Historic maps show a smaller building on the site and presumably this is building demolished via B/81/1034/LB/HR. The current dwelling is a modern linear two storey building parallel to Chapel Lane with side wings that return at 90 degrees to Chapel Lane housing a garage and living room. Broadly speaking the dwelling is of a sympathetic design with conservation area having in an in keeping form, scale, details and materials. A front facing conservatory is already in situ tucked into the corner of the living room and the main body of the house. Even so, I'd suggest the house fits into its setting comfortably and represents a neutral to moderately positive asset to the conservation group value. This contribution is I would say limited to the front elevation that fronts Chapel Lane with the rear not within the public realm. This proposal is again to the rear and involves the addition of a small garden room attached to the northern gable wall of the eastern north / south range. The proposal is a fairly non- descript single cell construction with a pyramidal / hipped and slated roof, Chartwell Green upvc windows and doors, and low-level walls to the north and a full height wall to the east. Essentially it is stylistically the same as the proposal approved under 2020/1341 albeit much smaller. Again, I would note that upvc is not historically authentic or conservation specific, but it does match the fenestration already throughout the dwelling. On balance I do not object to the proposal. However, as a foot note I would suggest that this addition plus all the other extensions, projections and add-ons have taken this dwelling to the limit of what is possible in terms of development that respects the setting of the conservation area. Clearly, the dwelling itself is of little historic or architectural merit. However, the wider setting of the conservation area and importantly the group value between the more historic or characteristic buildings in the village is important to bear in mind. Even so, at this point I'd suggest this proposal will not (on balance) result in harm. I would suggest a condition to ensure materials match the existing for consistency.

## **Assessment**

### Principle of development

As the property is set within the Green Belt policy GB2 of the Local Plan would apply.

Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt: Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:

- Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.

The dwelling was built during the 1980s. Although there is an existing conservatory to the front elevation, it is not clear if this is a later addition, or was built as part of the main dwelling. However, the front conservatory, extension approved under 2021/1341 and this proposal would not exceed the original floor plan.

The proposal therefore does not exceed the floor area of the original dwelling and is acceptable in principle.

The policy also states that such development will be expected to:

- Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and
- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.

These aspects have been assessed below.

#### Residential amenity

The property is set in a large plot. The single storey extension proposed is to the rear of the property and would not be visible from the public highway. There would be no loss of amenity to neighbouring properties due to the distance of the proposal from the boundaries, which also are well screened by mature vegetation.

The proposal is considered acceptable in terms of residential amenity in accordance with the SPD.

#### Visual Amenity

The proposal is considered acceptable in terms of visual amenity. The Conservation Officer has been consulted and has no objection to the proposal subject to conditions. It is considered that the proposal will not harm the group value of the historic significance of the conservation area. In terms of impact upon the openness of the Green Belt, the location of the extension is considered to be acceptable and would not harm the openness or visual amenity of the Green Belt in this location.

In terms of the impact upon the Green Belt, the extensions are set within the curtilage of the dwelling and the total size of the proposed and previous extensions do not exceed the size of the original building. The proposal would not cause significant harm to the openness of the Green Belt in accordance with policy GB2.

#### **Recommendation**

**Approve** with conditions