

2021/1008

Mr Mark Bray

Erection of single storey extension to rear and replacement of conservatory roof to rear/side with hipped slate roof

Keepers Cottage, 4 Bramley Carr, Barnsley, S70 6RX

Site Description

The application relates to a detached, stone and blue slate (asymmetrical pitched) roof dwelling, located at the end of Bramley Carr, accessed from Keresforth Hill Road, Barnsley, set within a fairly extensive L-shaped piece of land within and on the eastern edge of Greenbelt.

The property has a conservatory on its west elevation and a detached garage on its east elevation. A substantial garden lies to the north with other garden areas to the east and south.

To the west lies Keresforth House and Lodge and other residential properties off Keresforth Mews. To the north east is agricultural land and to the east beyond a belt of trees is Greenacre School.

Planning History

2016/0122 – Erection of single storey rear extension and detached garage with workroom to dwelling.

The rear extension element has been constructed and so this permission is classed as implemented and is a material consideration in calculating the additional floorspace allowance for extensions to properties within the Green Belt.

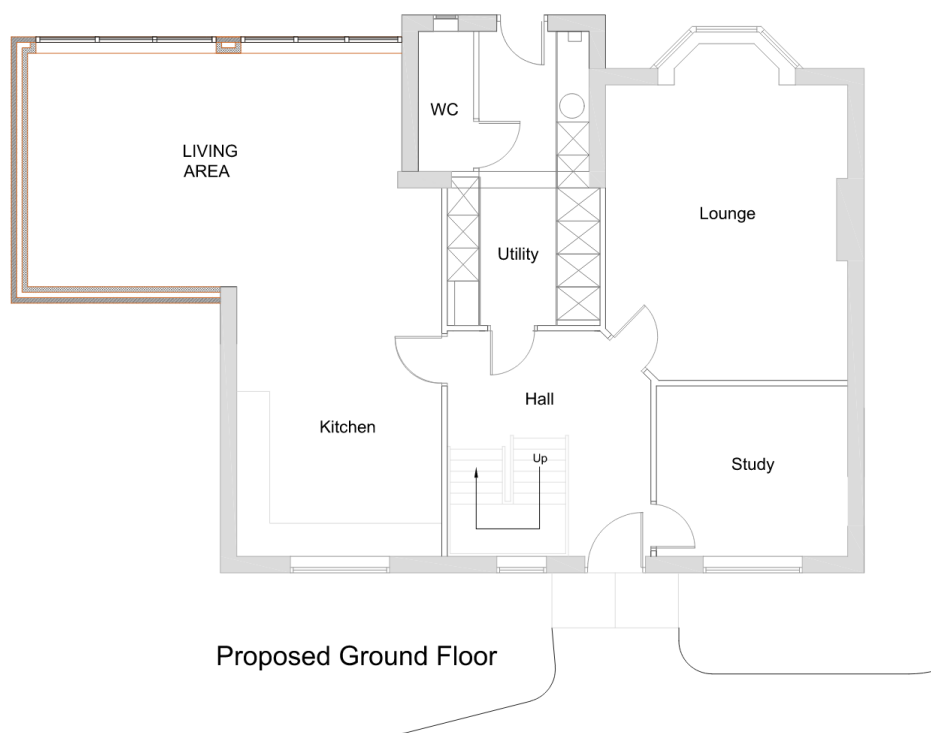
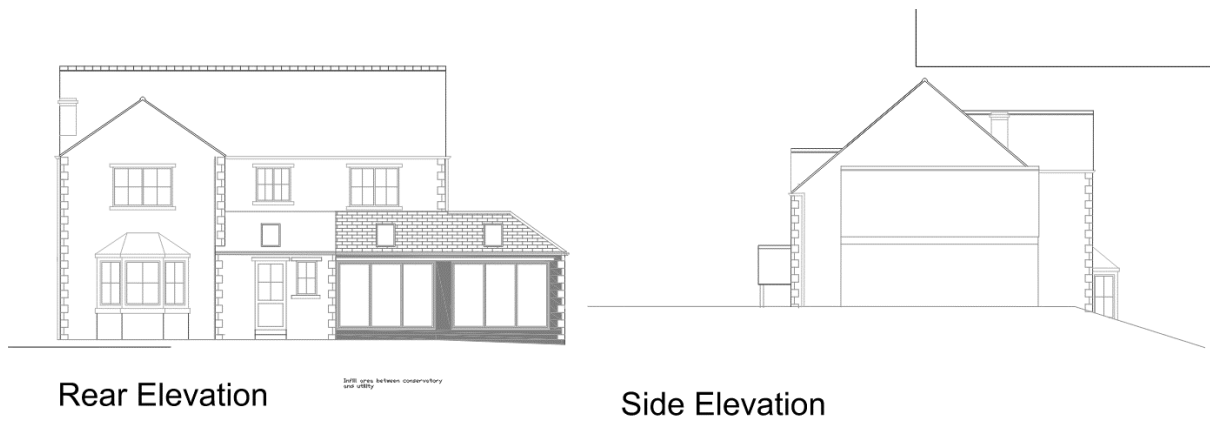
Proposed Development

The applicant is seeking permission for the erection of a single storey side/rear extension to the dwelling.

The extension will have a rearward projection of 4.5m and a sideways projection of 6.8m, extending 3.7m beyond the side elevation. The extension will have a lean-to and hipped roof, with eaves and ridge of 2.25m and 3.6m respectively.

Matching materials are proposed.





Policy Context

Local Plan Allocation – Green Belt

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently revised 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 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 2000) and the Core Strategy (adopted 2011).

Local Plan Policy GD1 – General Development – states that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Local Plan Policy D1 – High Quality Design and Place Making supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley

Local Plan Policy GB1 Protection of Green Belt states that the Green Belt will be protected from inappropriate development in accordance with national planning policy.

Local Plan Policy GB2 – Replacement, extension and alteration of existing buildings in the Green Belt states that the extension or alteration of a building are acceptable where the total size of the proposed and previous extensions does not exceed the size of the original building; and provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt.

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:

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

SPD – House Extensions states that extensions to the rear of detached dwellings will be assessed on their design merits where no other are affected.

SPD – House Extensions states that the design of a single storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling).

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

Representations

None

Assessment

Principle of development

The property is located within Green Belt where the extension of existing buildings is acceptable where the impacts are not materially greater than existing and any development in the Green Belt must preserve the openness of the Green Belt and not conflict with the purposes of including land in Green Belt.

The existing floor space to take as original build is 183 m²; any additional extensions must not exceed this amount by more than 100%. Rooms in the roof space are not counted towards the floor area. The existing conservatory is to be removed as part of the proposal and so its floorspace is not included in the calculation however, the extensions approved in application 2016/0122 will be included.

<u>Original Property</u>	<u>183m²</u>
Existing Garage	36m ²
Approved 2016 extensions	79m ²
Proposed Extensions	26m ²
<u>Total additions old and new:</u>	<u>141m²</u>
<u>Remaining Allowance</u>	<u>42m²</u>
Allowance used:	77%

As such, the proposed extension will not result in additions above the 100% limit for properties in the Green Belt. However; given that the limit is close to being reached, it would be prudent to remove PD rights for the property so that future development can be properly assessed.

Residential Amenity

Extensions to dwellings are considered on the basis of overshadowing, loss of privacy and outlook. The rear extension is modest in size & massing and sits adjacent to a side elevation of the neighbouring. As such, it will not have any significant impact in terms of overbearing or overshadowing.

The side extension is set in from the boundary and no windows are proposed on the side elevation. As such, its impact is not considered significant.

Visual Amenity

The dwelling is set well back from the highway and the extension is modest in size and massing. They've been designed to harmonise with the original dwelling in terms of materials, detailing and design. It is therefore considered acceptable in terms of visual amenity and in compliance with Local Plan Policy D1 and SPD – House Extensions.

Recommendation

Approve – subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
2. The development hereby approved shall be carried out strictly in accordance with the approved plans (Drawing No. 103/E100/001) and specifications as approved unless required by any other conditions in this permission.
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.
3. The external materials shall match those used in the existing building.

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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwelling which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no other garage or other outbuildings shall be erected.

Reason: To safeguard the openness and visual amenities of the Green Belt in accordance with Local Plan Policy GB2 – Replacement, extension and alteration of existing buildings in the Green Belt.