2021/1177

Mrs D Heald

Proposed extension to dwelling and forgoing of permission for previously approved garage (B/03/0591/DA)

Parklands, Doncaster Road, Darfield, Barnsley, S73 9HQ

The application is referred to Councillors for determination as the recommendation is subject to a legal agreement requiring the relinquishment of the detached garage associated with application B/03/0591/DA.

No objections have been received

Site Location & Description

The existing single storey detached property is located in an extensive plot on the periphery of Darfield within the Green Belt.
The dwelling is located at 90 degrees to Doncaster Road and fronts to the north west.
Middlewood Lodge a Grade II listed building is located approximately 80m to the north.



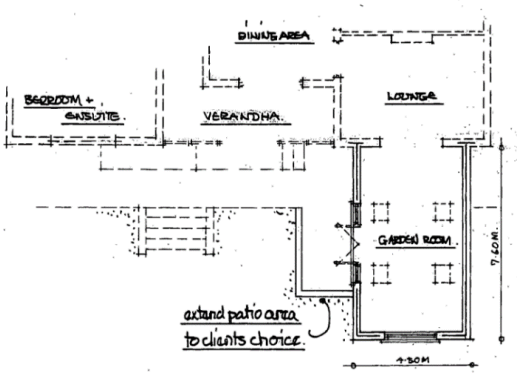


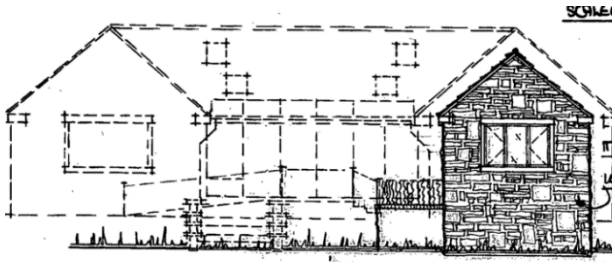
Site History

B/03/0591/DA – erection of a side extension to dwelling and detached double garage – approved June 2003

Proposed Development

The applicant seeks planning permission for the erection of a single storey rear extension to the south eastern elevation of the dwelling The extension will project 7.6m from the rear elevation, and 4.5m along it, with an eaves height following through from the main dwelling and the ridge sitting slight lower than that of the main dwelling.





Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework (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.

Local Plan

The site is allocated as within the 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 HE3 Developments affecting Historic Buildings
Policy GD1 General Development
Policy D1 High Quality Design and Place Making
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 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.

Section 13: Protecting Green Belt Land – The government attaches great importance to Green Belts. The erection of new buildings within the green belt is classed as inappropriate in the green belt. Inappropriate development is, by definition, harmful to sites within the green belt and should not be approved unless very special circumstances can be shown. New buildings should be regarded as in appropriate, exceptions to this is the extension or alteration of a building provide that it does not result in disproportionate additions over and above the size of the original building.

Paragraph 197 states that in determining applications, local planning authorities should take account of; the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 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 assets conservation (and the more important the asset, the greater the weight should be).

Paragraph 200 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

Conservation Officer – No objections
Legal – Verbal discussion – legal agreement will be acceptable

Representations

Neighbour notification letters were sent to surrounding properties; no comments have been received.

Assessment

<u>Principle of development</u>

The property lies within Green Belt where proposals to extend dwellings (Domestic outbuilding 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.

In this particular case there has been a previous approval for a side extension and double garage which has been implemented but the garage has not been built so a comparison also needs to be made with that proposal as shown below:

Floor Space Calculations

Original Dwelling = 96m2

Extensions and outbuildings approved under application B/03/0591/DA

Extension 1. = 12.3m x 6 = 73.8m2
Extension 2. = 10.3 x 2 = 20.6m2
Detached garage = 6 x6 = 36m2
Total = 130.4m2

Proposed extension under this application (2021/1177)
Proposed rear extension 7.6 x 4.5 = 34.2m2
Total proposed = 34.2m2

Total existing and proposed under this application (2021/1177)
Existing extensions 73.8m2 + 20.6m2 = 94.4m2
Proposed extension 34.22m2
Total = 128.6m2

NB the approved garage has not been included in the calculations as the applicant has agreed to sign a legal agreement to forgo the erection of the detached garage.

Based on the above calculations the total existing and proposed extensions exceeds 100% of the floor area of the original dwelling. However, if the applicant fully built out the original approval then this would also be over 100%. This current application proposes to build an extension but forgo the previous permission for the detached garage through a legal agreement. The proposed scheme would therefore result in a reduction in floor space, albeit by a minimal amount. In addition, the proposal would have a lesser impact on the openness of the Green Belt as the extension would be attached to the main dwelling and the signing of the legal agreement would remove the possibility of the erection of the detached garage which could be argued would have a greater impact on the openness of the Green Belt through its detachment.

Taking the above into account the proposal is considered to be acceptable when considered against Local Plan Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt

Residential Amenity

The dwelling is located in an isolated position and the inclusion of the proposed extension would not result in the increase in overlooking or overshadowing or reduce levels of outlook to a neighbouring dwelling.
In light of the above, it is therefore considered that the proposal would not have a detrimental impact on residential amenity and is in compliance with Local Plan Policy GD1

Visual Amenity and Impact on Listed Building

Middlewood Lodge is a Grade II listed building which is located approximately 80m to the north west, with Middle Wood Hall approximately 150m to the north east. Middlewood Lodge is a castellated lodge house guarding the entry point to Middlewood Hall.

The land around Parklands appears to have been subdivided from the earlier parkland of Middlewood Hall but now clearly occupies a separate curtilage and planning unit. The site is separated by a single-track land with trees to the northern side which effectively screen views to the north. The proposed extension is to be located on the eastern rear elevation and as a result this equally shields views from the north and north west.
It is considered that the site and building is of little merit to the setting of either listed buildings and as such the proposal is considered acceptable and in compliance with Local Plan Policy HE3.

The proposed extension is to be located on the rear elevation of the dwelling and would not be highly visible from public vantage points, nevertheless the extension has been designed to harmonise with the original dwelling in term of design, detailing, and construction materials and it is therefore considered is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1: High Quality Design and Place Making.

Highway safety

Whilst the proposal does require the signing of a legal agreement to forgo the implementation of the earlier approved detached garage; there is sufficient space within the plot
The proposal does not result in the loss of off street parking or the requirement for additional provision and as such is considered acceptable in terms of its impact on highway safety

Recommendation

Approve with conditions and subject to the signing of the legal agreement