

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 Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). 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 Local Plan review was approved at the full Council meeting on 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Local Plan Allocation – Green Belt

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable 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.

Policy GD1: General Development – Development will be approved if 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 D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy GB1: Protection of Green Belt – In accordance with the NPPF, the erection of new buildings within the green belt will be classed as ‘inappropriate’ development with sites in the green belt being protected from such. Exceptions to this are:

- Buildings for agriculture and forestry;
- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries;
- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- The replacement of a building provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages, and limited affordable housing for local community needs; and
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land).

All such buildings will still be considered in terms of their impact on the openness of the green belt and whether they cause other harm. In accordance with the NPPF and as set out in GB1, the Council will not allow proposals for 'inappropriate' development in the Green Belt unless it can be shown that there are very special circumstances that justify setting aside local and national policy.

Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt – Provided that 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:

- Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces;
- 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;
- Dividing an existing house to form smaller units of accommodation.

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.

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.

National Planning Policy Framework

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 139 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

Dunford Parish Council were consulted and raised no objections.

Representations

A site notice was erected in the vicinity of the site, no comments were received.

Assessment

Principle of Development

The site falls within Green Belt as such, extensions, roof alterations, outbuildings and other domestic alterations will be considered against the general principles from the SPD and the following criteria;

- The total size of the proposed and previous extension should not exceed the size of the original dwelling
- The original dwelling must form the dominant visual feature of the dwelling as extended

The proposed extensions will remain subsidiary to the host dwelling and is of a scale and design which is appropriate to the host property due to the large size of the property when compared to the extensions. The original dwelling will still be dominant. Extensions and alterations 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.

Impact on the Green Belt

The starting point to assess extensions and alterations for sites within the Green Belt is identifying how the original dwelling stood in 1948, or whenever the house was built, whichever is later. In this case the dwelling was built post 1948, and it is shown on the 1960 map. Therefore, it is deemed the dwelling was built between 1948 and 1960. There is some discrepancy between the plans and maps for the size of the dwelling therefore all calculations will be shown below.

The calculations used for the size of the original dwelling will be those provided by the applicant. This is because they are in the middle of the two sizes found by the case officer as the 1960 map layer shows the ground floor to be larger than it was during the 1986 planning application.

- Original ground floor – 1960 Map = 152 sqm, 1986 Plans = 102sqm, applicant = 125sqm
- Original first floor – 1986 Plans = 62sqm, applicant = 83sqm
- Original dwelling (original ground floor + original first floor) = 208sqm (applicant)
- Proposed total ground floor = 194 sqm
- Proposed total first floor = 180sqm
- Proposed dwelling (proposed ground floor + proposed first floor) = 374sqm

As such, the proposed extension does not exceed 100% of the size of the original dwelling and is in compliance with Local Plan Policy GB2. It is however at the limit for doubling the size of the original dwelling and therefore permitted development rights will be removed. The applicant has confirmed

that all outbuildings on site will be removed as otherwise the outbuildings would have counted in the above calculations. Any new outbuildings would require a planning application to be submitted.

Visual Amenity

The SPD states that '*materials should normally be of the same type, colour and texture to the existing house or as close a match as possible*'. In this case, the proposed materials will match the existing dwelling with matching stone and roof tiles being used.

The SPD states "*all two-storey side extensions should therefore have a pitched roof following the form of the existing roof*". The side extension has a pitched roof which follows the form of the existing dwelling's roof, is set down from the roof line and aligned at the eaves. Also "*to prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling*". The side extension is setback 0.3 metres from the front wall of the dwelling which although is short of the recommendation is an acceptable setback distance in the circumstance given this is a large, detached dwelling in a large plot with no visual harm to the street scene or terracing effect occurred.

The SPD states that "*the sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling*" in order to ensure subordination and that the original dwelling stays as the dominant feature. The sideways projection is well within two third of the dwelling as it stands at present.

The proposed development partially conforms to the SPD in terms of the external materials, roof types, set back and projection, however it will have little impact upon the character of the street scene due to the dwellings isolated placement within it. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Residential Amenity

No objections were received from neighbouring properties. The proposed development won't have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing due to the isolated nature of the host dwelling. The nearest residential property is approximately 170 metres away.

Highway Safety

There will be no impact upon highway safety.

Recommendation

Approve with conditions