

2021/0160

Mr Vincent Giles

Far Broad Oak Farmhouse, Broad Oak Lane, Gunthwaite, Barnsley, S36 7GE

Erection of detached summerhouse

Site Description

The dwelling is a Grade II listed building (No.1315030), located in Gunthwaite. The dwelling is accessed off Broad Oak Lane and has a large parking area and a detached garage. A large garden exists to the south and west of the dwelling and is split in two by a dry-stone wall.

Planning History

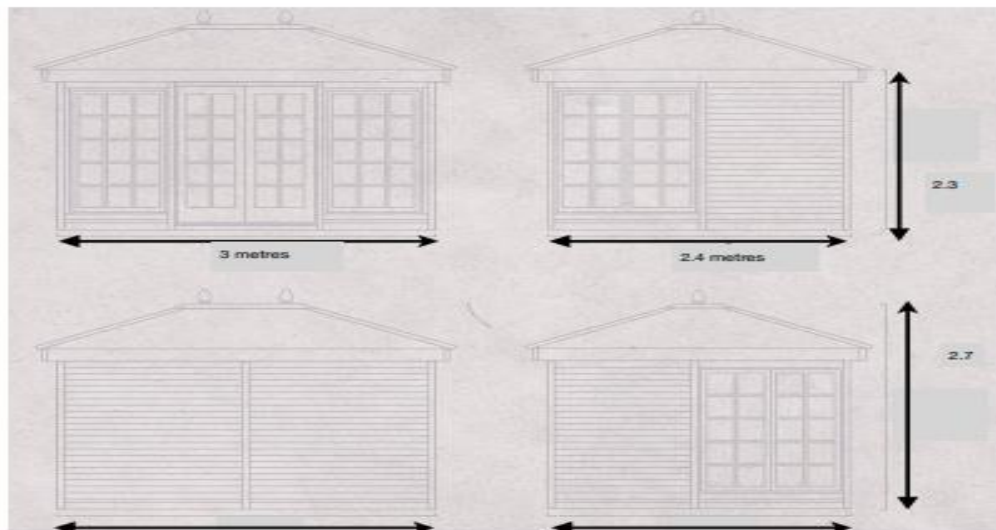
2015/0083 - Erection of detached garage (Approve with Conditions)

2015/0085 - Erection of a detached garage (Listed Building Consent) (Approve with Conditions)

2015/0724 - Remove window and re-instate to doorway (Listed Building Consent) (Approve with Conditions)

Proposed Development

The applicant is seeking approval for the erection of a detached summerhouse. The summerhouse will have a length of 2.4 meters a width of 3 meters. The summerhouse will feature a hipped roof with a ridge height of 2.7 meters and an eaves height of 2.3 meters. The materials used will be cedar cladding and glazing with a cedar shingle roof.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise. The recently revised National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

Local Plan Allocation – Green Belt

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. 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 – 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 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.

Policy HE1: The Historic Environment – States that development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas and Listed Buildings.

Policy HE3: Developments affecting Historic Buildings – Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance.

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 134 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

The LPA's Conservation Officer was consulted and raised no objections.

Gunthwaite and Ingbirchworth Parish Council were consulted and provided no response.

Representations

Neighbour notification letters were sent to surrounding properties and the application was advertised via a site notice and press notice, 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; and
- The original dwelling must form the dominant visual feature of the dwelling as extended

The proposed summerhouse will remain subsidiary to the host dwelling and is of a scale and design which is appropriate to the host property. The original dwelling will still be dominant.

In addition to the above 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 on highway safety, as well as the impact on the setting of the listed building.

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 pre-1948.

- Original dwelling (taken from 1960 map) = 294sqm
- Existing garage = 56sqm
- Proposed outbuilding = 7.2sqm
- Original dwelling + existing garage + proposed extension = 357.2sqm

As such, the size of both outbuildings does not exceed the size of the original dwelling and is in compliance with Local Plan Policy GB2. The proposal is not considered harmful to the Green Belt.

Impact on the Listed Building

The proposed location of the summerhouse is in a reasonably private area within the curtilage of the listed building and although not architecturally similar to Far Broad Oak Farmhouse itself it will be viewed as a neutral presence in the setting. The timber construction and timber shingles on the roof will weather back to a silvery tan colour which on balance will not be harmful. Overall, the impact is minimal but technically this permission is required due to the curtilage location. The proposal is considered compliant with Local Plan Policy HE3: Developments affecting Historic Buildings and is considered acceptable in terms of its impact on the setting of the listed building.

Visual Amenity

The summerhouse will be well screened from Broad Oak Lane by the existing boundary treatment of a dry-stone wall topped with a hedge. The summerhouse will not be visible from public vantage points and is subservient to the host dwelling with that still being dominant. 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

The proposed summerhouse will not have a significant detrimental impact on any neighbouring property by way of overshadowing, being overbearing or overlooking. The nearest building is approximately 15 meters to the east and forms part of Gunthwaite Dressage Centre and not another dwelling. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

There will be no impact upon highway safety.

Recommendation

Approve with conditions