
2022/0001

Mr E Pemberton

Proposed conversion of existing single storey outbuilding and erection of a link to form an annex/extension to existing dwelling house (Tumble Dove House).

Tumble Dove House, Halifax Road, Penistone, Barnsley, S36 7EY

Site Location & Description

The property forms part of a small collection of buildings set within an open, rural countryside location approximately 1.5km to the north of Penistone Town Centre, on the A629 Halifax Road, a busy 60mph road linking Penistone with Huddersfield to the west. The was once used as a domestic outbuilding in connection with Upperhouse Farm and gained planning permission for residential use and the erection of a porch extension in 2003.

The main dwelling is constructed in natural stone and brick under a stone slate roof, the dwelling is set back from the highway and separated from it by an intervening grass verge approximately 13m in depth, with access taken from Halifax Road to the east of the property.

The property benefits from a single storey rear detached outbuilding which incorporates a garage, storage and a workshop which is of a similar construction to the main dwelling.

Site History

B/83/1106/PU – Extension to dwelling – Approved July 1983

B/85/0861/PU – Erection of extension to dwelling and garage – Approved July 1985

B/02/0879/PU – Conversion of outbuilding into 1 dwelling – Refused July 2002

- 1. The site of the proposed development lies within an area shown as Green Belt in the approved Unitary Development Plan. Within such areas it is the policy of the Local Planning Authority not to permit development except in very special circumstances for purposes other than those set out in paragraphs 3.4, 3.5 and 3.6 of Planning Policy Guidance Note 2. In the opinion of the Local Planning Authority the residential outbuildings are not redundant, and furthermore the conversion would lead directly to the creation of a further access to the existing dwelling and the erection of a further garage. In addition, the extended domestic curtilage and additional activity associated with the new dwelling would be materially detrimental to the openness of visual amenities of the area. The development proposed would therefore be contrary to national policy, and to policies GS7, GS8, GS8A and GS9 of the Unitary Development Plan, and in the opinion of the Local Planning Authority no exceptional circumstances exist that would justify the granting of planning permission in this instance.*

B/02/1385/PU – Conversion of outbuilding to form dwelling – Refused

B/02/1823/PU – Conversion of outbuilding to form dwelling and erection of porch - Approved Feb 2003 with a condition removing permitted development rights

2010/0023 – Erection of a first-floor side extension and single storey rear and side conservatory extensions to dwelling – Refused March 2010

- 1. The site lies within the Green Belt on the approved Barnsley Unitary Development Plan. PPG 2 and UDP Policy GS8A both permit the principle of converting redundant buildings to alternative uses subject to meeting specified criteria. In the opinion of the Local Planning Authority, the further extensions to the converted building would go beyond the limited extensions allowed for in PPG2 and materially harm the openness and visual amenities of the area. The development proposed would therefore be contrary to national policy, and to policies GS7 and GS8A of the Unitary Development Plan and in the opinion of the Local Planning Authority no exceptional circumstances exist that would justify the granting of Planning Permission in this instance.*
- 2. In the opinion of the Local Planning Authority the size and design of the proposed first floor extension is inconsistent and disproportionate in scale relative to the original property. In addition, the two domestic conservatory extensions and Juliet balcony are excessive, poorly located and do not respect the simple architectural character of the original building. The*

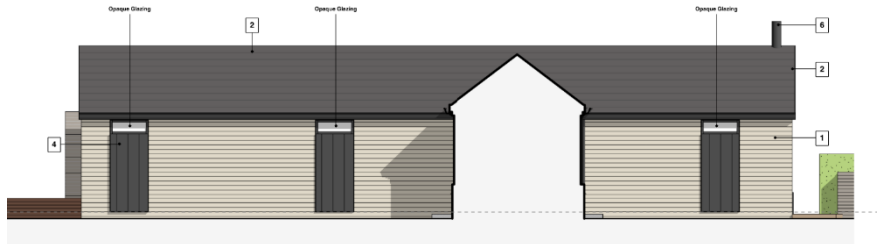
proposed extensions are unacceptable and will harm the openness and visual amenity of the Green Belt and contrary to policy GS8E of the Unitary Development Plan

The conversion applications 02/0879, 02/1385 and 02/1823 relate to the building, which is now classed as the original dwelling, Tumble Dove House. The outbuilding subject to this application was built prior to the submission of the 2002 conversion applications and formed part of the dwelling at the time of the approval. It appears that the first-floor side extension which was refused in 2010 has been constructed without planning permission, however aerial photography shows that it was constructed between 2009 and 2013 with the 2013 aerial photography showing it in situ at that time; therefore, the extension has been built more than 4 years and is therefore exempt from enforcement action.

Proposed Development

The applicant seeks permission for the conversion of the existing single storey outbuilding and erection of a link extension to form an annex/extension to existing dwelling house (Tumble Dove House).





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 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 held 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

Policy GB2 Replacement, extension, and alteration of existing buildings in the Green Belt
 Policy D1 High Quality Design and Place Making

Policy GD1 General Development
Policy T4 New Development and Transport Safety
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.

Chapter 13 Protecting Green Belt Land

Paragraph 147 states that, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 148 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. "Very special circumstances" will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 149 states that the local planning authority should regard the construction of new buildings within as inappropriate development within the Green Belt. Exceptions to this, which amongst others include:

- c) 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

Consultations

Highways DC – No objections.

Drainage – No objections; happy for details to be checked by building control.

Penistone Town Council – No comments or objections.

Ward Councillors – No comments received.

Representations

Neighbour notification letters were sent to surrounding properties and a site notice posted adjacent to the site; no comments have been received.

Assessment

Principle of development

Extensions to residential properties are considered acceptable in principle where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety and where they comply with other Local Plan policies.

The property lies within Green Belt where proposals to extend dwellings (domestic outbuildings 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.

Floor Space Calculations

Original Dwelling	
Ground Floor	=74.15m ²
First Floor	=38.38m ²
Total	=112.53m ²

NB outbuildings which form part of the original building as built in 1948 are not taken as part of it when calculating original floor area.

Therefore, total floor area of existing and proposed extensions and outbuildings permitted is: 112.53m²

Existing extensions – NB the existing porch on the southern elevation has not been calculated within the floor space as it is to be demolished to allow for the proposed link extension.

First floor	= 35.49m ²
Existing outbuilding	= 77.86m ²
Total Existing	= 113.35m²

Proposed Extension	=13.85m ²
Total Proposed extension	= 13.85m²

Total Existing and Proposed	= 113.35m² + 13.85m²
	= 127.2m²

Difference	= 127.2m ² – 112.53m ²
	= 14.67m² over

Based on the above calculations the floor area of the dwelling as proposed would exceed the floor area of the original dwelling by 14.67m² and fails to comply with the initial element of Policy GB2. However, given the floor area created by the extension is to link the existing dwelling with the existing domestic outbuilding which was in situ at the time the dwelling was approved its conversion in 2002, and that the extension is screened by the existing buildings, it is felt that this increase above 100% is acceptable in this instance, given the impact upon the openness of the Green Belt would be limited.

Visual Amenity and Impact on the Green Belt

Whilst the proposed alterations fall outside the 100% and fails to comply with the initial element of GB2, in this instance it is considered that the conversion of the existing domestic outbuilding would not have a greater impact on the openness of the Green Belt than the current arrangement and although there would be an increase in floor area of 112.2%, it is considered that the additional increase of 14.67m² would not have a harmful impact on the openness of the Green Belt as the proposed glazed link extension, would be located between the existing outbuilding and the dwelling which would screen the extension from open green belt to the north and south. In addition, there would be limited views from public vantage points to east and west.

Taking this into account, it is considered to be acceptable when considered against Local Plan Policy GB2 Replacement, extension, and alteration of existing buildings in the Green Belt and the guidance within the NPPF. To further protect the Green Belt permitted development rights should be removed to ensure that no further extensions/outbuildings can be constructed without planning permission.

The existing domestic outbuilding is located to the rear of the dwelling, with the garden area associated with the property beyond. As mentioned previously the proposed link would be located between the house and converted outbuilding and whilst of a glazed construction would not form a dominant feature within the street scene.

It is acknowledged that the annex extension has more than three rooms in total, however, given that the building is an existing building to be converted and it is linked to the main dwelling by the glazed link extension and does not have its own vehicular access or garden area, it is considered acceptable in this instance.

The outbuilding is constructed from artificial stone to the northern, eastern, and western elevations and it is not proposed to change these elevations other than the existing doorways on the northern elevation will be infilled with vertical timber or zinc cladding. Changes are proposed to the southern elevation, which is to be a mix of vertical timber or zinc cladding and render in an off-white colour. The use of either zinc or timber to the outbuilding and the use of an off-white render is considered acceptable as the southern elevation would be screened by the topography of the area and the existing trees and shrubbery around the site. The materials proposed provide a modern contrast to the existing buildings, allowing the history of the building to be read.

Based on the above it is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policies D1: High Quality Design and Place Making and Policy GB2: Replacement, extension, and alteration of existing buildings in the Green Belt.

Residential Amenity

The dwelling is located in an isolated position and not directly surrounded by neighbouring properties, there are properties located to the west and situated approximately 20m from the application site. whilst the proposed extension is to be constructed from glass, it is not considered that it would increase levels of overlooking as it is situated a sufficient distance from the boundary with the neighbouring property and is not classed as a habitable room. As such the proposed extension and the conversion of the outbuilding to an annex, would not increase levels of overlooking, overshadowing or loss of outlook of neighbouring residential properties.

It is proposed to install high level obscurely glazed windows in the northern elevation of the annex which would limit increasing levels of overlooking of the habitable room windows on the southern elevation of the main dwelling, however, would not impede the outlook of the rooms within the annex given their main aspect would be to the south over the existing garden area and the green belt beyond.

Based on the above, it is therefore considered that the proposed extensions and alterations are acceptable in terms of its impact on surrounding residents and in compliance with Local Plan Policy GD1

Highway safety

The proposal would see the removal of a garage parking space; however, sufficient parking provision will be provided within the existing driveway area with the proposal not affecting the current access and turning arrangements of the site or adversely impact upon the highway and are therefore considered acceptable in terms of its impact on highway safety.

Conclusion

Based on the assessment above it is considered that the proposed development would not have an impact on the openness of the green belt, a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene, or upon highway safety and as such is in compliance with Local Plan Policies GB2, GD1, D1 and T4 and is acceptable.

Recommendation

Approve with conditions