
2025/0546

Applicant: Jackson

Development: Variation of condition 2 of application 2024/0826 (Removal of rear pitched roof and replace with flat roof terrace, erection of rear/side patio area and stairs to new roof terrace to 2 storey detached dwelling)

Address: Throstle Nest, Cranberry Road, Cubley, Sheffield, S36 8FB

Site Location & Description

The site is located off Cranberry Road on the outskirts of Cubley Village near Penistone. The site is washed over by Green Belt and is surrounded by agricultural fields. Adjacent to the site across the road is a small farm.

The site itself is triangular and located directly adjacent to the road. The site is bound by low-rise dry-stone walls, and central within the site sits a large stone built double garage with integral storage. The building is a simple linier construction in stone with a pitched roof. The garage doors face the road with parking provision located in front. The garden is split in two located to the east and west. The main dwelling is located to the east of the site and consists of a large, detached dwelling, stone built with a pitched roof design. The property has a large single storey rear extension with a low pitch roof and a small wrap around side/ front extension providing the entrance to the property.

Proposed Development

The application seeks permission to vary condition 2 of previously approved application 2024/0826 which will allow for some minor design changes, including window types and the position of the porch.

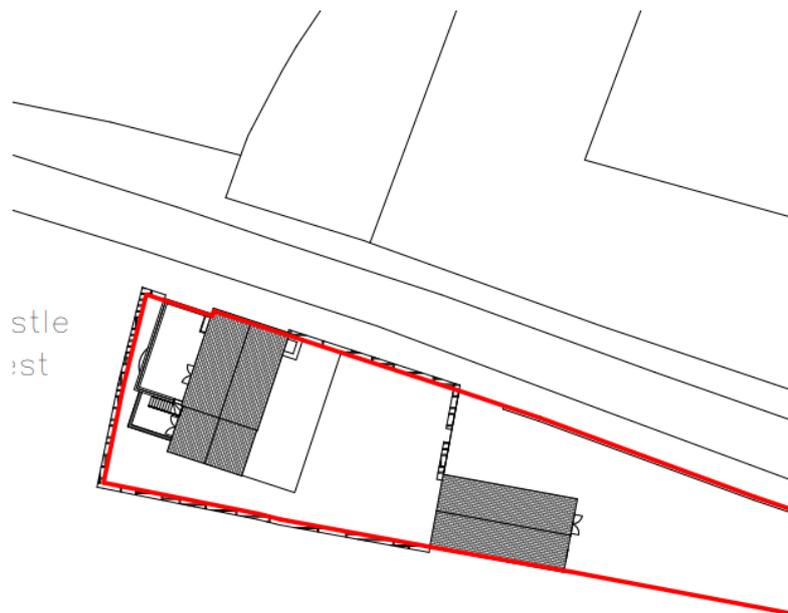




Figure 1: Previously approved plans



MATERIALS KEY
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Figure 2: Proposed plans

Relevant History

B/78/2196/PR - Erection of private double garage, two loose boxes and store

B/91/1434/PR - Erection of extension to dwelling.

2024/0826 - Removal of rear pitched roof and replace with flat roof terrace, erection of rear/side patio area and stairs to new roof terrace to 2 storey detached dwelling

Policy Context

Planning decision should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

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 sections include:

Section 12: Achieving well designed places - The Government attaches significant 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.

Paragraph 139 – 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.

Section 13: Protecting Green Belt Land – Paragraph 142 - The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Paragraph 143 - Green Belt serves five purposes: a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 153 states that, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 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 154 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries, and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- 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;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: - not have a greater impact on the openness of the Green Belt than the existing development; or - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Paragraph 187 states that planning decisions should contribute to and enhance the natural and local environment by d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Paragraph 193 states that when determining a planning application, local authorities should apply the following principles a) if significant harm to biodiversity, resulting from development, cannot be avoided (through locating on an alternative site with less harmful impacts) adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

Local Plan

The property is located within the rural Barnsley and is designated as Green Belt in the adopted Local Plan.

In reference to this application, the following Local Plan policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development

Policy GD1: General Development

Policy GB1: Protection of the Green Belt

Policy GB2: Replacement, extension, and alteration of existing buildings in the Green belt

POLL1: Pollution Control and Protection

BIO1: Biodiversity and Geodiversity

Policy T3: New Development and Sustainable Travel

Policy T4: New Development and Highway Improvement

Policy D1: High quality design and place making

SPD: Biodiversity and Geodiversity

SPD: House Extensions and Other Domestic Alterations

SPD: Parking

SPD: Trees and Hedgerows

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

Consultations

Langsett Parish Council – No comments received.

Oxspring Parish Council – No comments received.

Hunshelf Parish Council – No objections

Representations

No representations have been received.

Assessment

Principle of development

The Council will seek to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have. Policy GB1 of the Local Plan states that the Green Belt will be protected from inappropriate development in accordance with National Planning Policy.

The scheme is for the extension of an existing building within the Green Belt therefore GB2 is appropriate. Planning permission for extensions to existing buildings are acceptable provided they will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt. Extensions are acceptable if the 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.

The principle of this development has already been established through the grant of previous planning permission. The alterations proposed here do not further increase the footprint or size of the dwelling above what has already been approved. As such, the proposals here are acceptable in principle providing they do not harm visual or neighbour amenity.

Visual Amenity

The alterations proposed are minor and could be considered non-material. There are two alterations to window sizes, one positioned on the side elevation moved a couple of metres a long, and another window added in place of the porch which will be moved to the right hand side of the property. A window will also be added to the side of the porch.

These alterations are minor. The window proportions are in keeping with those already on the property and those approved. There are no immediate neighbouring properties or street scene which the property needs to be in character with. Furthermore, the porch is small scale and could be erected under permitted development, as such the alternative positioning is not of concern.

As a result of the above it is concluded that the proposals are in compliance with Local Plan Policy GB1, GB2 and D1 and SPD: House Extensions and other domestic alterations.

Residential Amenity

The proposed terrace and staircase are located at the rear of the property away from neighbouring dwellings. The proposals are therefore not expected to be of detriment to the surrounding residual amenity in line with Local Plan Policy. There are no alterations that would cause harm to neighbours.

Conclusion

The amended scheme provides minor alterations, none of which cause harm in terms of neighbour amenity or visual amenity and as such the application is recommended approval subject to conditions.

Recommendation

Approve with conditions.