



# Planning Statement Including Green Belt Assessment

**Site Address:**

Alta Vista, Lund Lane, Lundwood,  
Barnsley, S71 5PE

**Local Planning Authority:**

Barnsley MBC

**Proposal:**

Single Storey Extension to Rear,  
Dormer to Rear, Two Storey  
Porch to Front, Balcony to Front,  
Detached Garage With Dormers  
to Front and Front Boundary Wall  
to Support The Land for the  
Garage.

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### **1.0 INTRODUCTION**

**1.1** RBA Town Planning have been instructed by the Applicant to prepare a Planning Statement to include a Green Belt Assessment to support the application.

**1.2** Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing. (National Planning Policy Framework 47).

**1.3** This assessment sets out the Applicant's Case and makes reasoned justification against Adopted Plan Policies. This assessment should be read in conjunction with the proposed plans and all other documentation submitted as part of the original planning application and attached appendices.

### 2.0 THE SITE

**2.1** The Application Site is an irregular shaped parcel of land located to the north of Lund Lane. The host dwelling is sited in the southern section of the site with the topography of the site being such that the land slopes down towards the public highway.

Figure 1. The Application Site



**2.2** The site is located within the Green Belt which extends to the north, east and south, beyond the Application Site. To the west the Green Belt extends approximately 30m from the host dwelling before the developed

### 3.0 ASSESSMENT

**3.1** The NPPF sets out that great importance is attached to Green Belts and the fundamental aim of Green Belt policy is to prevent urban sprawl. The 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.

**3.2** Paragraph 147 of the NPPF states that inappropriate development is harmful to the Green Belt, with paragraph 149 setting out that LPA's should regard the construction of new buildings within the Green Belt as inappropriate. Paragraph 149 however, sets out the exceptions to this, one of which is:

- 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;

**3.3** Whilst the NPPF does not define what would constitute a disproportionate addition, section 4 of the House Extensions and Other Domestic Alterations SPD sets out the following:

*Within the Green Belt, extensions, roof alterations, outbuildings and other domestic alterations will be considered against the general principles above and the following criteria:*

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

**3.4** In this respect, the following details are provided regarding the size of the original dwellinghouse:

	Footprint	Floorspace	Volume
Original Dwellinghouse	168m <sup>2</sup>	443m <sup>2</sup>	941m <sup>3</sup>
Extension	263m <sup>2</sup>	601m <sup>2</sup>	522m <sup>3</sup>
% increase	56%	36%	55%

**3.5** The 'General Principles' referred to are:

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.

There are 4 elements to the development:

- Single Storey Extension to Rear
- Dormer to Rear
- Two Storey Porch to Front, Balcony to Front
- Detached Garage With Dormers to Front
- Front Boundary Wall to Support The Land for the Garage.

**3.6** The single storey rear extension projects 3.32m from the rear elevation of the dwellinghouse and spans three quarters of the width of the dwellinghouse. At single storey only the rear extension is considered to accord with the general principles.

**3.7** The dormer to rear is also considered to accord with the general principles. There are no neighbours directly to the rear of the application site, therefore overlooking is not considered to be an issue with the dormer window.

**3.8** The gabled two storey porch to front is subservient to the existing front gable, with the ridge being set well down from the ridge of the existing front gable. Given the secluded nature of the property, there will be no impact on the streetscene of the development to the front of the dwellinghouse.

**3.9** In respect of the detached garage, it is noted that the following guidance is provided in the SPD:

*8.26 Detached garages should be single storey structures and the eaves height should not normally exceed 2.5m from ground level. It is not considered appropriate for detached garages to include dormer windows as a way of accommodating rooms in the roof space but in some circumstances (e.g. where the garage is set within a large curtilage) it may be possible to utilise the roof space for ancillary accommodation/storage but not as an annex/granny annex. Where the privacy of neighbouring residents would not be compromised it may therefore be possible to install roof lights.*

In this case, the garage is set within a large curtilage. The overall site area is approximately 1,700m<sup>2</sup>, of which over 400m<sup>2</sup> is to the front of the dwellinghouse. The footprint of the

proposed garage is 61.7m<sup>2</sup> so would occupy just 15% of the area to the front of the dwellinghouse.

As such, it is considered the detached double garage accords with the general principles.