
2021/0808

Mr and Mrs Meller

Roof repairs on dwellinghouse including replacement timbers and stone roof tiles, provision of rear facing rooflights and erection of double detached garage (part retrospective)

Lower Stainborough Fold Cottage, Greno View, Hood Green, Barnsley, S75 3HQ

Site Description

Lower Stainborough Fold is a small group of dwellings located within an isolated position, off a single-track access road, accessed from Greno View, Hood Green. The area is predominantly characterised by stone-built barn conversions, interspersed with dwellings of a more modern construction.

Lower Stainborough Fold Cottage forms part of a group of attached, converted barns consisting of Lower Stainborough Fold, Lower Fold and Lower Stainborough Fold Farmhouse. Lower Stainborough Fold Farmhouse is attached to the application property at its eastern elevation, with Lower Stainborough Fold being attached at the south-western corner of the application property.

The dwelling is of stone construction with a stone slate roof and is a Grade II listed property, along with the attached Lower Stainborough Fold Farmhouse. The property benefits from a clearly historic red brick side extension with rendered side which is in situ prior to 1948. A modern detached garage is located opposite the property and separated from it by the access track and public bridleway. The garage has the appearance of a two-bay garage however forms two attached garages within separate ownership. The right-hand garage being within the ownership of Lower Stainborough Fold Cottage and the left-hand within the ownership of Lower Stainborough Fold.



Site History

81/1492/LB/PR – Extension and alteration to dwelling (Listed Building Consent)

84/0540/PR – Conversion of barn to dwelling

84/0541/PR/LB – Conversion of barn to dwelling (Listed Building Consent)

Proposed Development

This report is to cover 2 applications which cover the planning permission and listed building consent for the following:

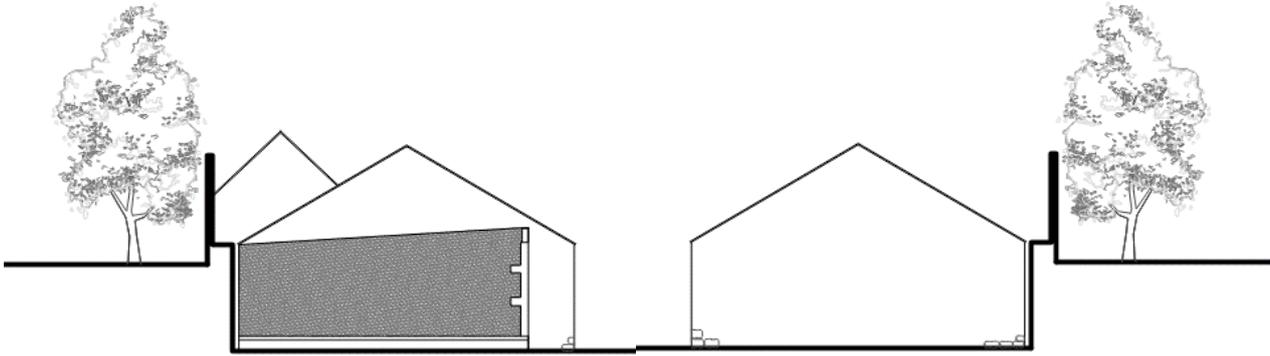
2021/0808 – Roof repairs on dwellinghouse including replacement timbers and stone roof tiles, provision of rear facing rooflights and erection of double detached garage with workshop (part retrospective) – Householder Application

2021/0809 - Roof repairs on dwellinghouse including replacement timbers and stone roof tiles, provision of rear facing rooflights and erection of double detached garage with workshop (part retrospective - Listed Building Consent

The applicant seeks retrospective permission for the roof repairs including replacement timbers and stone roof tiles and provision of rear facing roof lights and permission for the erection of a detached double garage with workshop. The roof repairs have already been undertaken; however, the erection of the garage has not commenced.

The proposed garage is to measure 7.15m in width by 6.7m in depth with a height of 2.1m to the eaves and 4.15m to the ridge and is to be constructed from stone. The existing flat roof stone garage is to be demolished to allow for the detached garage. The current double bay garage is in joint ownership, with the left-hand bay being within the ownership of Lower Stainborough Fold, a property located to the south of the application site and attached to the application property at the south-western corner. It is proposed to only demolish the garage within the ownership of the applicant.





Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

The property is a listed building, located within the rural Barnsley and is designated as Green Belt in the adopted Local Plan and therefore the relevant policies are relevant.

Local Plan

Policy HE1 The Historic Environment
Policy HE2 Heritage Statements and general application procedures
Policy HE3 Developments affecting Historic Buildings
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

SPDs/SPGs

Supplementary Planning Document - House Extensions sets out 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 for should:

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 2021 (NPPF) 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 there are no relevant development plan policies, or the policies which are most

important for determining the application are out of date, unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

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 a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt however there are 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

Chapter 16 Conserving and enhancing the historic environment

Paragraph 189 states that heritage assets range from sites and buildings of local historic value to those of the highest significance. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

Paragraph 195 states that Local Planning Authorities should identify and assess the particular significance of any heritage assets that may be affected by a proposal (including development affecting the setting of a heritage asset) taking account of the available evidence and necessary expertise.

Paragraph 197 states that in determining applications, local planning authorities should take account of; the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.

Consultations

Biodiversity Officer – concerns have been raised to the lack of submission and approval of an application prior to the roof works being undertaken, in addition to the lack of a bat survey.

Conservation Officer – initial objections were raised in relation to the roof repair works being undertaken without consent, discussion, survey, or evidence to support the replacement timbers, or what their location, type, age, significance, or state of dis-repair was. This also impacted on the

opportunity to question or influence materials and methods of repair. Following the comments from the conservation officer the applicant submitted an amended heritage, design, access, and justification statement, following this, no objections were raised.

PROW - A public bridleway runs along the vehicular access to the property and alongside the proposed works. The works should have no direct impact on the public bridleway. There should be no obstruction of the route, no encroachment, and no parked vehicles obstructing access. Vehicles accessing the site should be made aware of the public bridleway and any large vehicle movements should be supervised by banksmen.

Any damage to the footpath caused by vehicles accessing the site would be the landowner's responsibility to repair. The landowner should also be aware that the Council's maintenance responsibilities are limited to ensuring that a safe path surface is available for pedestrians, and not to provide vehicular access to the properties.

Parish Council – no objections however the following comment was made - The Conservation Officer should confirm that the proposed roof lights are acceptable to the Listed Building Consent

South Yorkshire Archaeology Service – no comments received

Ward Councillors – no comments received

Representations

The application was advertised by way of neighbour notification letters, a site notice and a press advert that was published in the Barnsley Chronicle. Representations have been received in relation to:

- The demolition of the garage
- Insufficient turning to the front of the garage
- Blocking access track with vehicles
- Boundary dispute regarding land to the rear of garage
- Impact on the retained garage following demolition

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.

Extensions will only be allowed where they do not exceed 100% increase above the size of the original dwelling.

Floor Space Calculations

Original Dwelling
79.52 x 2 = 159.04m²
Total 159.04m²

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 outbuilding permitted
159.04 m²

Existing garage totals 26.1m² however this is to be demolished to allow for the proposed garage and has not been included.

Existing outbuilding/summer house = 4 x 2.7
= 10.8m²

Proposed Garage = (7.15 x 6.7) = 47.9m²

Total existing and proposed = 10.8m² x 47.9m²
= 58.7m²

Difference = 159.04m² – 58.7m²
= 100.34m² under

(the existing garage has not been included as it is to be demolished to allow for the proposed garage)

Therefore, the proposal falls within 100% and complies with the initial element of GB2 and the guidance within the NPPF and therefore it is considered that the proposal will not have a detrimental impact on the openness of the Green Belt. Taking this into account and the proposed size of the garage it is considered to be in acceptable when considered against Local Plan Policy GB2 Replacement, extension, and alteration of existing buildings in the Green Belt.

Visual Amenity and Impact on Listed Buildings

The building is a former Wentworth Castle farm estate building constructed in the late C17 in a plain vernacular style. The building has undergone various late C20 alteration under a previous application B/81/1492/LB/PR and has been modernised and altered with several C20 windows and doors in evidence.

The current garage is a modern flat roofed two bay structure immediately attached to a similar garage serving the neighbouring property. is located within a prominent position and is highly visible from the public bridleway which runs to the front of the garage. Whilst the erection of the detached garage would extend further towards the north and the east than the existing it is to be constructed from stone with a stone slate roof which is considered, on balance to improve the setting of the listed building and the surrounding area than the existing flat roof, artificial stone garage.

The conservation rooflights are of some minor harm to the significance of the building as such, a feature would have been very unlikely to appear in this building originally. However, it is accepted that the location of the rooflights will not be seen from the public realm, and conservation rooflights have been installed which are low in profile and should not be unduly intrusive.

Whilst the roof repairs may well be necessary, no discussion, survey or evidence was initially provided in support of the need for replacement timbers, or what their location, type, age, significance or state of dis-repair was. Consequently, there was no way of objectively knowing what the actual justification for the works was and if it was proportionate and necessary. For clarity it may well be the case that these works were needed but evidence of this was missing with the original submission. Moreover, the retrospective nature of these works removes the opportunity to question or influence materials and methods of repair. The applicant has subsequently submitted

an amended Heritage, Design and Access and Justification Statement, on which, the Conservation Officer has commented and agrees that the works are justified and acceptable.

It is therefore considered that the proposed garage and the retrospective roof works including the installation of roof lights would not have a detrimental impact on the character of the area, the openness of the green belt or upon the listed building and as such is considered acceptable and in compliance with Local Plan Policy HE1, D1, GB1 and GD1.

Residential Amenity

The proposed garage is to be located to the west of the applicant property and its neighbour, Lower Stainborough Fold, and is separated by the access track/bridleway. Whilst there would be an increase in height of the garage it is not considered that it would have a detrimental impact on the residential amenity given its separation from the nearest dwellings and its location within a rural area, with no surrounding properties to the north or east.

Whilst the roof replacement has been undertaken prior to permission being granted, there is no increase in the roof height which would therefore not lead to an increase in overshadowing. It is acknowledged that roof lights have been installed prior to permission being granted however, they are located high within the roof slope and would not lead to an increase in overlooking of the properties or their amenity space to the rear.

As such it is considered that the proposed garage and the replacement roof and installation of the rear roof lights would not lead to a detrimental impact on residential amenity by means of overshadowing, overlooking or loss of outlook and is considered acceptable.

Highway Safety

The proposal does not result in the loss of off-street parking provision nor a requirement for additional provision. Whilst there are proposed changes to the garage, which includes an increase in depth from the existing garage, the garage is located within the red line boundary of the property and would not impede the use of the public bridleway. In addition, the garage provides parking for 2no vehicles limiting the requirement for parking to the front of the garage and plans indicate that a vehicle can enter and exit the garage in a forward gear. Given that the garage is located off a private road and not part of the highway network the proposal is in compliance with Local Plan Policy T4.

Biodiversity

As mentioned previously concerns have been raised to the lack of submission and approval of an application prior to the roof works being undertaken, in addition, the lack of a bat survey. A bat survey was requested; however, the applicant was reluctant to undertake such works given that the first floor is designed with vaulted ceilings and that there was no evidence of bats within the dwelling prior to the works being undertaken or whilst the works were being undertaken. It was considered that the submission of a bat survey in this instance was onerous given that the roof repair works have been undertaken. However, any subsequent applications for works will require a bat survey. It is also worth noting that bats are provided protection under separate legislation to planning which could be pursued. However, the applicant has agreed to incorporate bat boxes within the scheme, details of which have been included on the submitted plans.

Other Issues

In relation to the objections received concerning the demolition of the garage; the garage could be demolished at any point without planning permission and it is the responsibility of the application to ensure the retained element of the structure is done so in an appropriate manner.

Comments have been made in relation to a boundary dispute, the plans indicate that the garage is to be located on land within the red line boundary and within the ownership of the applicant. This information has to be taken at face value. The granting of planning permission does not infer any other consent is given and it is the responsibility of the applicant to ensure that any extensions are located within their ownership; an informative will be included to this effect.

Conclusion

Based on the assessment above it is considered that the proposed development would not have 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 highway safety, the character of the street scene, the openness of the green belt or and the setting of the listed building, and as such is in compliance with Local Plan Policies HE1, GB1, GD1, D1, and T4 and is acceptable.

Recommendation

Approve subject to conditions