



Supporting Planning Statement

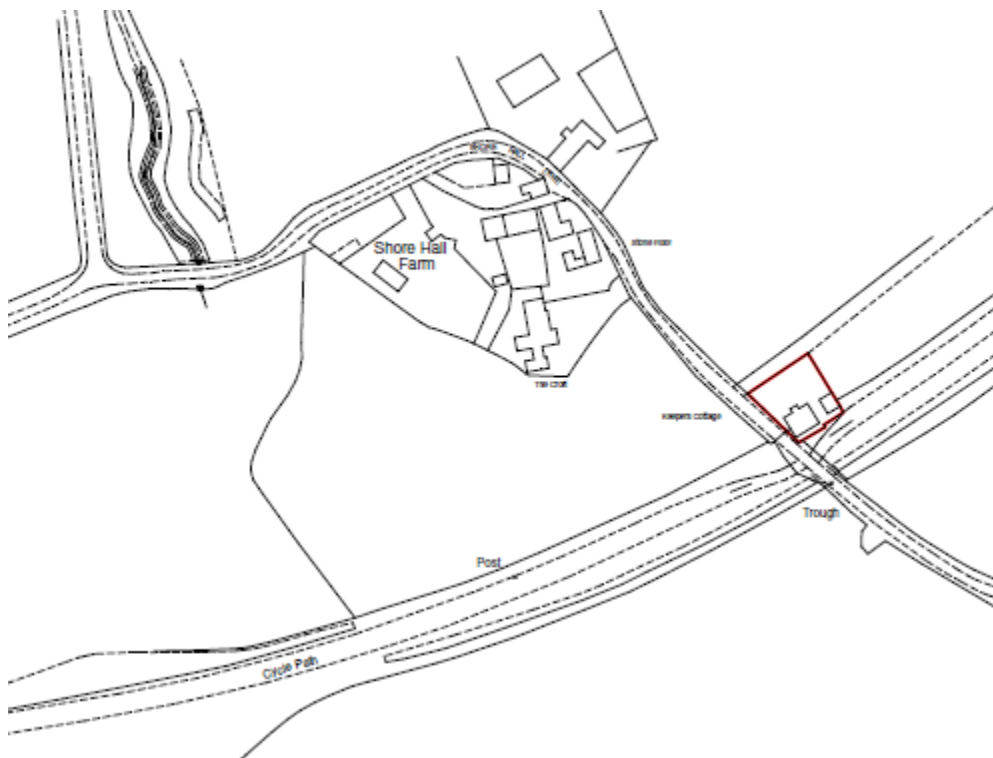
**DEMOLITION OF EXISTING GARAGE AND
ERECTION OF EXTENSIONS TO KEEPERS
COTTAGE, SHORE HALL LANE,
MILLHOUSE GREEN, S36 9LY**

Date: May 21

Reference: HPS3421

1.0 Introduction

- 1.1 This statement has been prepared by **Householder Planning Services** on behalf of Mr & Mrs D Elliot to support a planning application for the demolition of the existing garage and extension at Keepers Cottage, Shore Hall Lane, Millhouse Green, S36 9LY.
- 1.2 The host property is a detached two-bed bungalow with an associated detached garage.

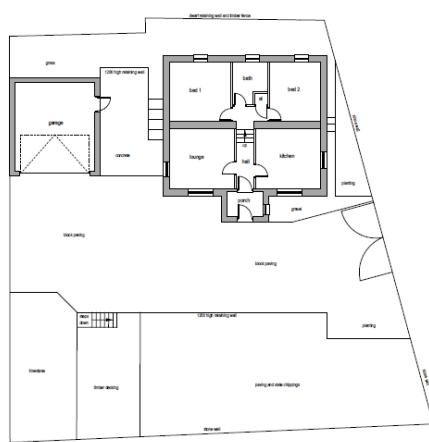




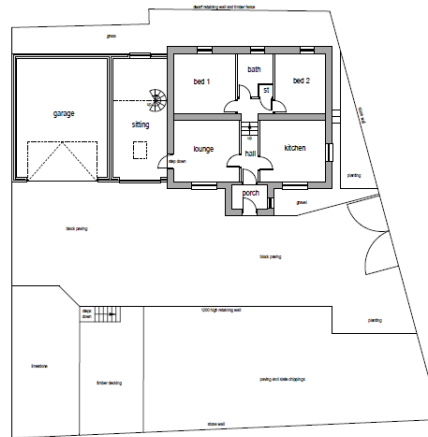
- 1.3 This application site lies within designated Green Belt in the Barnsley Local Plan.

2.0 The application

- 2.1 The application is for the demolition of the existing garage and the erection of an extension to the existing bungalow to provide sitting room and new replacement garage. The layout plans below show the existing and proposed.

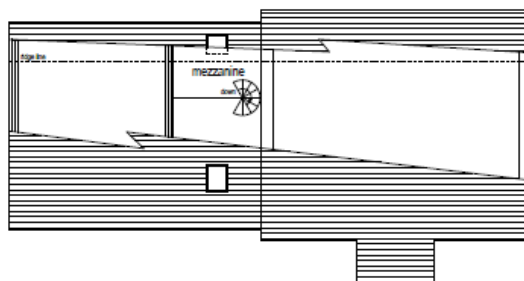


Existing ground floor layout (1:100)



Proposed ground floor layout (1:100)

- 2.2 A mezzanine is also proposed (see below).



Proposed first floor layout (1:100)

- 2.3 The existing and proposed elevations are set out below. The proposed extension will be slightly set in from the existing front and rear walls whilst the roof pitch will match the existing.



- 2.4 Whilst still providing 2-bed accommodation, the proposed extension would provide more ground floor space with an opportunity to create a mezzanine area to improve living conditions.

3.0 Relevant Planning History

- 3.1 None.

4.0 Planning Policy

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Barnsley is the Local Plan (adopted in 2019).

- 4.2 Local Plan policy GB2 is relevant in the consideration of the planning application.

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

Provided 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. (Our emphasis).

- 4.3 Note the reference to the original building. The Council further explain this - The NPPF states that an extension to a building is not inappropriate if it does not result in disproportionate additions over and above the size of the original building. We will allow extensions provided that cumulatively they would not amount to more than a doubling of the size of the original building.(11) Original means as existing in 1948 or, in relation to a building constructed later, as it was built. A house which has been subdivided will not be considered as the original building. In the case of a replacement building, the original building means the building that was replaced. The sizes of a building

as existing and proposed will be compared by reference to their gross floorspace, using the following guidelines: Floorspace will be calculated by external measurements of the building. Floorspace within roof spaces will not be taken into account. Outbuildings will not be taken into account when calculating original floorspace (but will be taken into account when calculating the cumulative additions to the original dwelling).

5.0 Comments in support of the application

- 5.1 The proposed extension has been designed to improve the living conditions of the applicant's to provide up to date accommodation whilst respecting the requirements of LP Policy GB2 detailed in section 4 above. The proposed extension would not amount to ***more than doubling the size of the original building***. The existing dwelling equates to 73 sq m whilst the extension is 28 sq m and the garage replaces the existing garage.
- 5.2 The extension has been carefully designed to respect the scale of the existing property whilst setting the front and rear walls in from the existing to respect the host building.
- 5.3 We trust you have sufficient information to approve the application.

6.0 Conclusion

- 6.1 For the above reasons we consider that the amended application overcomes the previous reasons for refusal and does not conflict with the LP.