

2023/0004

Applicant: Mr J Crapper

Two Storey Extension

The Fold, High Street, Billingley, Barnsley, S72 0HY

Planning History

2022/0751- Two storey extension- Withdrawn.

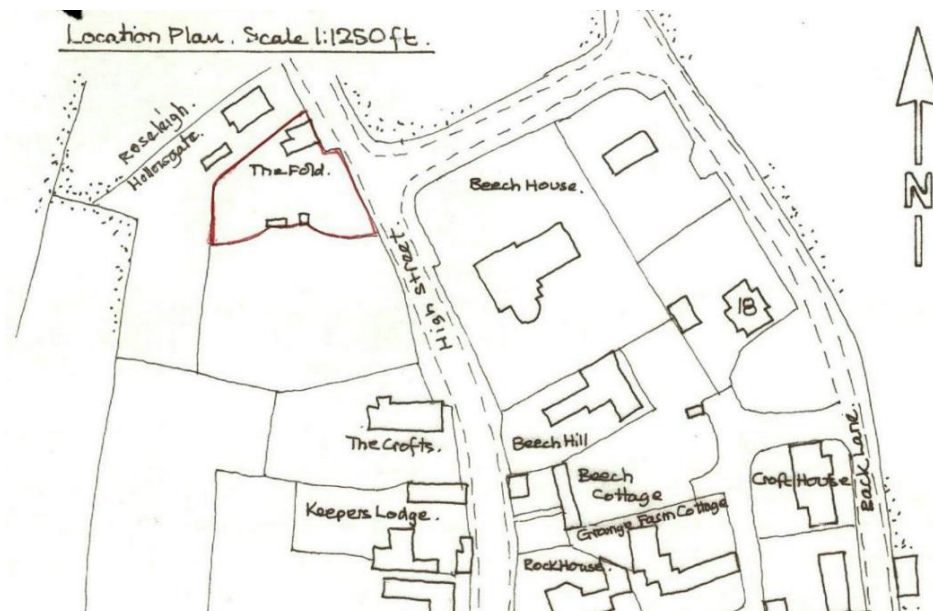
B/88/1142/HR- Erection of extension to dwelling- 03/11/1988

B/82/1718/HR- Extension to dwelling- 02/02/1983

Site Description

The application site is within Billingley Village, a small community built either side of High Street which runs from south-east through to north-west. The site lies within the Green Belt and the Billingley Conservation Area.

The whole village is situated on the crest of a hill that lies between Darfield to the west and Thurnscoe to the east. The land that the village stands upon is largely flat, only sloping down towards the western end of Chapel Lane and to the northern end of High Street and Back Lane. The pattern of development in the village is governed by the fact that it has grown up around a number of old farms with most of the buildings being clustered into groups which are fairly spaced out with a large amount of land between many properties. Almost all the buildings in the conservation area are now residential properties, with the Methodist Chapel at the western end of Chapel Lane being the one exception.



Site Location Plan

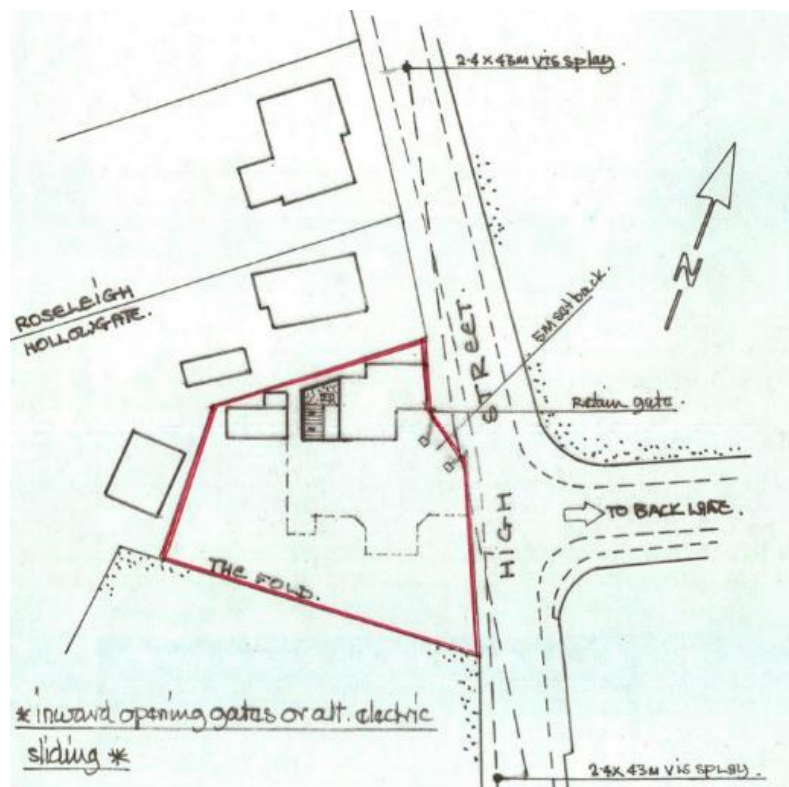
Proposed Development

The proposal is for the erection of a two-storey extension to the rear of the existing property including improvements to the access in terms of the gates being set back further into the site (5m) and an increased parking and turning area. It should be noted that amended plans have been received during the process of the application which has reduced the size of the extension, however it remains to be two stories.

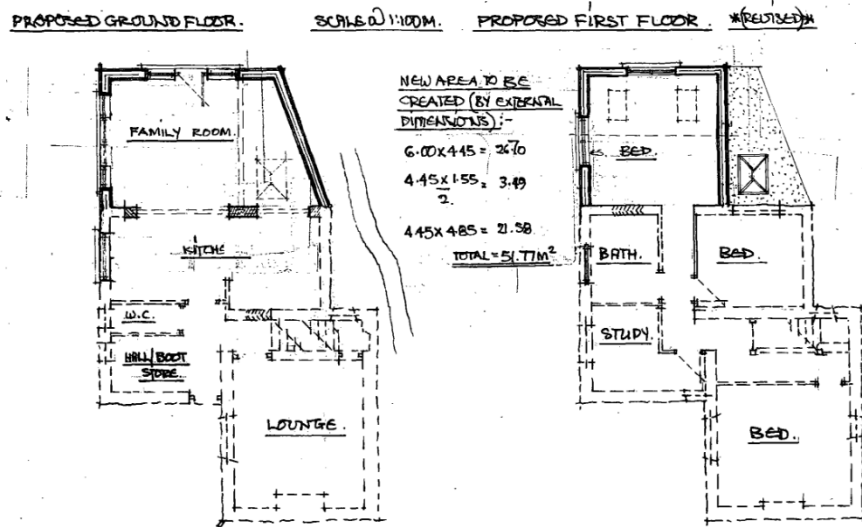
The extension will measure approximately 3.7m in height with a dual pitch roof with a chimney stack with eaves of 2.48m. At ground floor the family room would measure 7.48m in width and 4.42m in depth with a new window and roof lantern. At first floor the bedroom will measure 4.76m in width with a depth of 4.42m with a new window.

The planning statement explains that the existing property is of poor internal layout which requires modernisation to become a useable family property with adequate floor space and amenities. Further, internally there is a penetrating damp problem throughout the property.

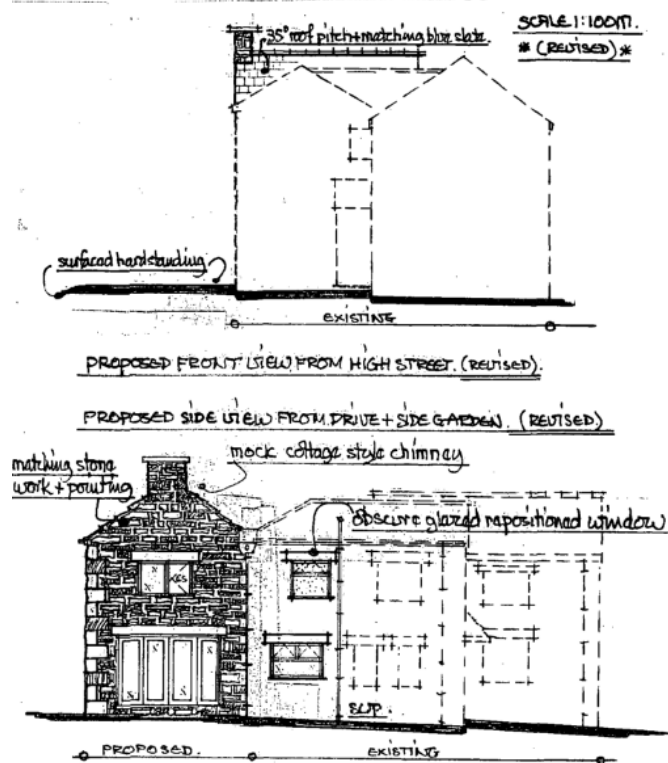
In addition to the above, a letter from the National Farmer Union (NFU) was submitted to support this application and emphasises that the upgraded dwelling will continue to support New Grange Farm (the Crapper family farm) for future generations. In summary, they believe it is important to support the Crapper family's endeavours to invest and support a local agricultural business. They detail the various activities the family are involved in and state that staff will need to be sustainably housed with proximity to the farm. They also reference benefits such as supporting jobs, growth, environmental and climate goals. It is also noted that whilst Billingley village is 'mapped' as Green belt they feel proposals within the village are considered as infill and not the spreading of development within the Green Belt.

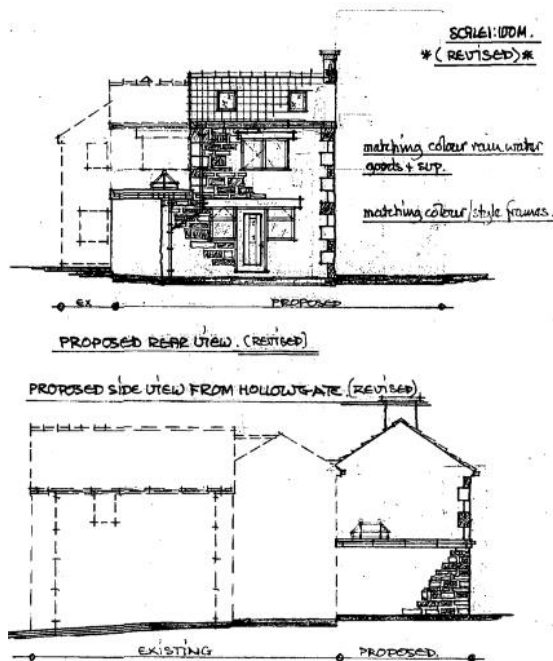


Proposed Site Plan



Proposed Floor Plans





Proposed Elevations

Policy Context

Planning decisions should be made in accordance with the development 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 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

The site is allocated as Green Belt within the adopted Local Plan.

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 following policies are of relevance to this proposal:-

Policy SD1 Presumption in favour of Sustainable Development
Policy GD1 General Development

Policy D1: High Quality Design and Place Making
Policy GB2 Replacement, extension, and alteration of existing buildings in the Green Belt
Policy HE1: The Historic Environment.
Policy T4: New development and Transport Safety.

NPPE

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.

Supplementary Planning Document

House Extensions

Neighbours

Neighbour notification letters were sent to two nearby properties; no comments have been received.

Consultations

Conservation- No objection subject to condition.

Highways- No objection subject to condition.

Billingley Parish Council- No comment received.

Assessment

Principle of development

As the property is set within the Green Belt policy GB2 of the Local Plan would apply.

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:

- 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 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).

The dwelling appears on early historic mapping, however it appears to have been a much longer dwelling with a linear dog leg range. The western projection of the building appears to

have been removed and perhaps retained as an unroofed structure (or single storey outhouse) with a northern projection by 1948. However, all that remains of the earlier structure today is the small east west orientated element with heavy quoins and the gable that faces High Street at its closest point.



1850



1890



1948

Historic mapping of "The Fold"

Planning history shows the building was approved for extension in both 1982 and 1988. It is clear that the building was extended with a wrap around two storey extension adding the current ground floor kitchen and dining room with the house bathroom and rear small bed over at first floor level. As such, the original footprint of the dwelling as stood in 1948 was approximately 97sqm. The extensions in the 1980s added approximately 46sqm to the dwelling, bringing the total floor area to 143sqm, a total increase of 48% in floor area from the original dwelling.

The proposed extensions measure approximately 51sqm, bringing the total floor area of the proposed dwelling to 191.82sqm, representing an approximate percentage increase of 100% which would therefore be in accordance with the rules on extensions and alterations of buildings within the green belt as the extension, in cumulation with the previously approved extensions, would not exceed the size of the original building.

Notwithstanding the above, the assessment will also need to take into account whether the extensions would have a harmful impact on the appearance, or character and whether it will preserve the openness of the Green Belt. This will be discussed in further detail below.

Residential amenity

The site is adjacent to one residential property to the north-west (Hollowgate) however it is surrounded by garden and fields to the other orientations. The proposed two storey extensions are well contained within the site and whilst the family room and bedroom would propose several new openings, none of these would look onto the neighbouring property of Hollowgate. The extensions would not be overbearing given they would be set 7.3m from the neighbouring residential property and as above would not give rise to any issues through overlooking.

The proposal is considered to be acceptable in terms of overlooking/loss of privacy impact in accordance with the SPD House Extensions and Local Plan policy GB2.

Visual Amenity and Conservation

The application site lies within the Billingley Conservation Area and as such the application needs to consider whether the proposal would preserve or enhance the character or appearance of the Conservation Area. In addition, any impact on the appearance or character and whether the extensions would preserve the openness of the Green Belt must be considered.

As acknowledged previously, the dwelling in question appears on early maps however modifications have taken place over the years. The planning history shows the building was extended with a wrap around two storey extension. Despite alterations to the plan form and much rebuilding, the building has retained its characteristic and traditional appearance utilising heavy sandstone, with Welsh slate to the roof which is of a narrow span. The house is still modest in appearance and the original element is clearly readable which contributes positively to the group value and setting of the conservation area.

The proposal seeks permission to extend the building to the rear with a two-storey linear addition that will create a single-family room at ground floor and one small bedroom over. From High Street this will appear as a relatively modest projection that extends to south with bifold doors at ground floor and the gable topped with a chimney. It is acknowledged that whilst the ridge of the rear extension will be visible it is not unreasonable. The oldest element of the dwelling will remain unaltered and thus the positive contribution the building makes to the Conservation Area will be retained.

As such, given the previous extent of alteration and the degree of change, there are no objections to the proposal from a Conservation perspective, in accordance with HE1 of the Local Plan. Albeit, conditions are proposed to ensure proper sympathy with the existing built form.

In regard to visual amenity and impact on the Green Belt, whilst the initial drawings may bring about concern due to the proposals blocky nature, the two storey extension is not highly visible from High Street and would be constructed of matching materials to the existing dwelling. The extension will be well contained within the grounds of the existing dwelling and would not encroach. As such it is accepted that it would not unduly impact the openness of the Green Belt. Therefore, the extensions are acceptable in accordance with Policy D1 and GB2 of the Local Plan.

Highways

The existing property is a three-bed dwelling (despite one of the bedrooms being labelled as a study on the existing layout plan) and as such the proposed extension does not require an increase in the number of off-street parking spaces or result in an intensification of use of the access.

Nevertheless, the proposals include improvements to the access in terms of the gates being set back further into the site (5m) and an increased parking and turning area is to be provided. It is therefore considered that the proposals do not adversely impact upon the highway and are acceptable from a highways development control perspective subject to condition requiring the area to be used by vehicles to be surfaced in a solid bound material and the gates at the vehicular access to be set back by 5m from the carriageway edge in accordance with Policy T4 of the Local Plan.

Recommendation

Approve with conditions