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PLANNING SUPPORT STATEMENT

APPLICATION FOR A SINGLE STOREY SIDE EXTENSION TO DWELLING TO FORM GARAGE AND ANCILLARY DOMESTIC STORAGE

THE VICTORIA,

SHEFFIELD ROAD,

HEPWORTH,

HOLMFIRTH.

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1.0 INTRODUCTION

The proposal which forms the subject of this application seeks planning permission for a single storey side extension to the existing dwelling to form a garage and ancillary domestic store. The property the application relates to is known as The Victoria which constitutes a two storey dwellinghouse which previously formed a public house and is located on the corner of Sheffield Road/Wood Royd Hill Lane, Hepworth, Holmfirth.

The following supporting documents/information are submitted with the application:-

(i) Full plans and details – NYP Architectural Services; and
(ii) Planning Support Statement – Townsend Planning Consultants.

This statement is provided to assist the Council in the discharge of its development control function. It is considered that this statement clearly demonstrates to the Council that the proposal accords with planning policy and, when judged against this and all material considerations, it is clearly the case that planning permission should be granted.

This statement now proceeds to give details of the site, the proposal and background, including the planning history. Relevant Planning Policy and Central Government advice in the form of the National Planning Policy Framework is then outlined. The issues that the proposal raises are examined and finally the conclusion reached that permission should be granted for the proposal to proceed.

2.0 THE SITE, THE PROPOSAL AND PLANNING HISTORY

The subject site constitutes a former public house which was converted to a single dwelling house following the grant of planning permission by the Council on the 24th February 2012 (application no 2012/0019). The property is located on the corner of Sheffield Road/Wood Royd Hill Lane, Hepworth. It will be noted that following approval the pub was converted to a dwellinghouse to a dwellinghouse and the applicants have been occupants of the property since that time. Parking for the house was formed from the original public house car park located off Wood Royd Hill Lane.

This proposal seeks the development of a side extension to the dwelling to form garage and ancillary domestic storage. The extension has been designed to be in keeping with the host property in terms of design, scale and form, it has been designed in accordance with the existing wall feature along Sheffield Road. It will be noted that the extension is subservient to the host dwelling and the façade and roof are stepped in and down.

It is acknowledged that the site of the dwelling is located wholly within the green belt and as such policy towards extensions to buildings in the green belt is set out in the development plan and the NPPF, as will be explored in the text of this statement. The approach that has been adopted for the purposes of examining the extent of the extension is that the building as it stood when converted to a dwellinghouse forms (i.e. planning terms) the original building (or dwelling).

The extent and volume of the proposals falls which is for a reasonably sized garage and domestic store within the Council's well within the usual parameters for extensions to buildings within the Green Belt which allows for additions up to the size of the original dwelling.

It is considered that this proposal will not give rise to any issues of harm. The extension does not constitute a disproportionate addition to the original dwelling and is in keeping with the form and nature of the host property.

This submission fully demonstrates that the proposal as submitted wholly conforms with national and local planning policy and does not give rise to any issues of harm. As such, it is anticipated that planning permission should be forthcoming.

Nevertheless, the applicant is willing to discuss all aspects of the details of the proposal with the Council.

3.0 PLANNING POLICY

By virtue of Section 38 (6) of the Planning and Compulsory Purchase Act 2004, the planning authority must determine the planning application in accordance with the statutory development plan (insofar as it is material to the application), unless material considerations indicate otherwise. The NPPF also advises of a presumption in favour of development which accords with the development plan. The importance of the statutory development plan in the decision making process necessitates an examination of the relationship between the policies and proposals of the plan and government guidance.

3.1 Central Government Policy Advice

3.1.1 The National Planning Policy Framework

The following are comments on the advice in the Framework which is considered to be relevant to the consideration of the proposal:

Para 2 of the 'Introduction' sets out that:

"Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise."

Section 2 relates to achieving sustainable development. The paragraph 8 sets out that there are three objectives (Paragraph 8) to sustainable development comprising economic, social and environmental objectives. The environmental objective includes contribution to protecting and enhancing our natural, built and historic environment.

Para 10 sets out that the heart of the framework is a presumption in favour of sustainable development.

So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 11 of the Framework identifies how this presumption is to be applied in making decisions on individual applications stating:-

"c) approving development proposals that accord with an up-to-date development plan without delay; or

d) *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

i. *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*

Paragraph 47 reaffirms that:-

"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."

Section 12 relates to achieving well designed places. Para 124 stresses the Government's commitment to achieving good design, high quality buildings and places.

Section 13 deals with Protecting Green Belt Land. At Para 147 it states:

"Inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances."

Para 148 goes on to state:

"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."

Para 149 goes on to set out the form of development which is not considered inappropriate and states:-

"A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

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;" (TPC underlining).

The original building in this instance is that as it stood following conversion from public house to a dwelling. The proposals do not result in additions to disproportionate additions to the original building as will be explored in the context of development plan policy which defines the issue of "disproportionate" in more detail.

3.2 Local Planning Policy

3.2.1 Barnsley Local Plan

The Development Plan for Barnsley MBC consists of the Barnsley Local Plan adopted in January 2019. It should be noted that on the supporting proposals map the site falls wholly within the Green Belt.

The following policies are considered relevant to the proposals:-

(i) Policy GD1 General Development

The policy sets out a range of requirements for proposals to comply with before planning permission would be granted. The policy relates to all development and not just the development proposals. The proposals have been designed in accordance with the requirements of the policy, where applicable. The proposals ensure that there will be no significant adverse effect on living conditions and residential amenity.

(ii) Policy D1 High Quality Design and Place Making

The policy requires development to be of high quality design. The policy provides a checklist of requirements (some of which are not relevant to the proposal). It is considered that proposals do not conflict with the requirements of the policy. The proposal has been designed to reflect the existing wall the extension is adjoining.

(iii) Policy GB1 Protection of Green Belt

The policy sets out the detailed boundaries of the Green Belt are set out on the proposals map.

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

The policy sets out the Council's general approach to the replacement, extension and alteration of existing buildings within the Green Belt. The policy sets out that amongst other points that:-

"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 proposal is for an extension to the house, which has not previously been extended. The proposals seek an extension which does not exceed the size of the original building and therefore falls well within the Council's parameters.

In addition the policy requires that proposals:-

"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."

In relation to this requirement the proposal is considered to meet the requirements in relation to the standard of design required by the policy and the proposal will not result in adverse effects.

3.3 Other Material Considerations

3.3.1 Supplementary Planning Document – House Extensions and Other Domestic Alterations

The guidance document adopted in May 2019 forms the Council's guidance in relation to house extensions and domestic alterations. The document is not a development plan document as it has not been examined by an independent Local Plan Inspector.

The document predominately reinforces and expands upon the requirements set out in the Local Plan.

Section 4.1 sets out that within the Green Belt:-

"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."

The proposals do not result in extensions exceeding the size of the original dwelling and remain subservient to the original dwelling.

The proposals has been designed with the regard for the design and layout principles within the document.

4.0 THE ISSUES

4.1 The Development Plan

The Development Plan is the starting point for the consideration of this application. Quite clearly by reference to the Development Plan, this refers applicants to national policy advice and, therefore, it is considered that the proposals fall to be considered against the provisions of the NPPF.

As outlined previously, the NPPF sets out that extensions to existing buildings in the Green Belt are not "inappropriate" provided that they are not "disproportionate" additions over and above the "original building". By reference to the adopted Local Plan policy GB2 the proposal would not be disproportionate as the proposed extension does not exceed the size of the original building.

4.2 Other Material Considerations

It now falls for the proposal to be considered in the light of all material considerations which, as will be demonstrated, point to the grant of planning permission.

4.2.1 The "Original" Dwelling

Planning permission was granted by the Council (on the 24th February 2012 application no 2012/0019) for the conversion of the Victoria Public House to form 1no dwelling. That permission was implemented. Under the circumstances, it is clear that the subject property constitutes the "original dwelling". It is clear that the existing dwelling, the subject of this application constitutes the original building for the purposes of Para 149 of the Framework. A new planning unit was created when the permission was implemented.

4.2.2 The Green Belt

Advice is clear in the NPPF and the adopted Local Plan that subject to the development not being disproportionate over and above the 'original' building, this does not constitute 'inappropriate' development. It is clear from the details of the submission that the proposal is not disproportionate as it does not exceed the scale of the existing building (as it falls within the Council's guidelines in respect of what is disproportionate) and, therefore, does

not constitute inappropriate development. As such, “very special circumstances” do not need to be demonstrated to justify the development.

When judged against Green Belt Policy (both local and national), it is clear that this proposal is acceptable.

4.2.3 Visual Impact/Design

The extension has been carefully considered in scale, design and layout and will not give rise to harm in terms of visual impact. The proposed scheme is subservient to the host dwelling in form.

It is considered in the context of the development plan and all material considerations that the proposal is acceptable.

4.2.4 Supplementary Planning Document: House Extensions and Other Domestic Alterations

The guidance document adopted in May 2019 forms the Council’s guidance in relation to house extensions and domestic alterations. The document provides guidance in relation to design. The proposals do not result in extensions exceeding the size of the original dwelling and remain subservient to the original dwelling and have been designed with the regard for the guidance in relation to design and layout principles within the document.

5.0 CONCLUSION

The application seeks the construction of a single storey side extension to the dwelling. Planning permission was granted by the Council on the 24th February 2012 (application no 2012/0019) for the conversion of the public house to form 1no dwelling. Once this permission was implemented, the application property became the "original dwelling".

It has been demonstrated that the proposal conforms with both national and local planning policy. It would not form a disproportionate addition over and above the original dwelling.

Policy GB2 states that it considers the following to be acceptable:-

- ***"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."***

In addition the policy requires that proposals:-

"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."

Quite clearly the proposal conforms with the criteria, in that:-

(a) The addition is not disproportionate over and above the original dwelling (as it falls within the Council's guidelines of not exceeding the size of the original building);
(b) The scale, materials and design are in keeping with the character of the site and its surroundings; and
(c) It does not lead to any adverse impact on amenity of local residents, the visual amenity of the area or highway safety.

This proposal falls to be judged in the context of up-to-date local and national policy, which clearly point to the grant of planning permission.

It is anticipated that in the context of the development plan and all material considerations that planning permission will be forthcoming. Nevertheless, the applicant remains willing to discuss all aspects of the proposal with the Council.