
2021/1144

Mr B Swaine

Erection of single storey rear utility room extension, first floor extension including raising the roof line and replacing stonework to external elevations

Brookside, Hunningley Lane, Barnsley, S70 3DU

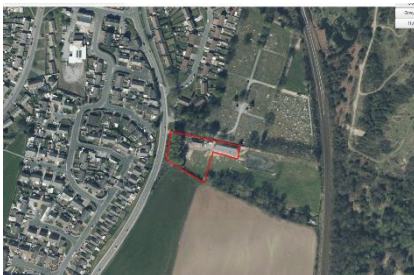
Site Location & Description

The application site is within the green belt and consists of a detached bungalow with associated domestic curtilage, a stable block and associated out buildings, a ménage and grass paddock. The buildings are located adjacent to the Northern Boundary, the ménage is to the East and the domestic curtilage and paddock are to the south. The site slopes down from the Northern to the Southern boundary, towards Dob Sike.

To the north of the site is a cemetery and associated lodge, to the east and south of the site are open fields and small wooded areas and to the West is Hunningley Lane with residential properties beyond.

The property is a single storey hipped roof bungalow of a typical 1970s design, constructed from artificial stone to the front elevation and a mix of artificial stone, red/brown and buff brick to the rear (northern elevation)

The property benefits from a small utility room extension to the northern elevation with a projection of 1.9m extending 5.24m along it.



Site History

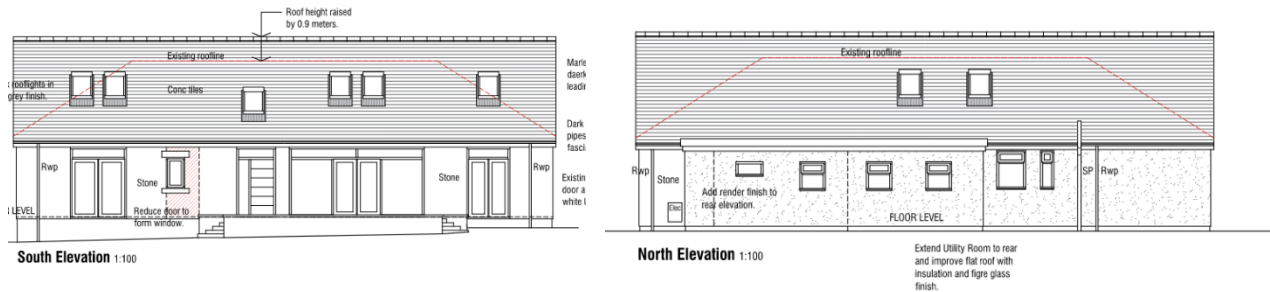
2013/1274 – Erection of American Barn, garden equipment store and garage – approved December 2013

Proposed Development

The applicant seeks permission for the erection of a single storey utility room extension to the northern elevation which is to have a width of 9.4m and a projection of 1.9m.

It is unclear whether the existing utility is to be demolished and rebuilt or extended; an assumption has been made that the existing will be demolished and rebuilt, however the assessment is the same.

It is also proposed to increase the ridge height of the dwelling by 0.8m to incorporate rooms within the roof space, in addition to this the applicant also proposes to render the rear elevation of the dwelling.



Policy Context

Planning decision 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 new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy GB1 Protection of Green Belt
Policy GB2 Replacement, extension, and alteration of existing buildings in the Green Belt
Policy HE1 The Historic Environment
Policy GD1 General Development
Policy D1 High Quality Design and Place Making
Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

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 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.

Paragraphs 147 - 150 of the NPPF are relevant to this application:

Proposals affecting the Green Belt

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

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.

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

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 assets 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

Conservation Officer – No objections

Forestry Officer – No objections

Representations

Neighbour notification letters were sent to the neighbouring properties; no comments have been received.

Assessment

Principle of development

The property lies within Green Belt where proposals to extend dwellings (Domestic outbuilding 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
 $(18.11 \times 7.06) = 127.8\text{m}^2$
Total = 127.8m²

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
= 127.77m²

Existing Extensions total 10.36m² however these are to be demolished to allow for the proposed extension

Proposed extension

Single storey utility room = 9.41×1.96
= 18.4m²

Total proposed = 18.4m²

Difference = $127.8\text{m}^2 - 18.4\text{m}^2$
= 109m² under

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 extension 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.

Review of previous assessment

In 2013 planning permission was granted for the erection of an American style barn which replaced a group of stable buildings of different design and construction materials. The building was described as for domestic purposes and not for commercial ones as the owner of the property kept and showed horses at the time of the application. The applicant for the 2013 application and this application are the same.

Whilst there has been a plan change, and changes to the NPPF since this application the principles in relation to development within the Green Belt has remained consistent.

The previous report outlines that the NPPF stated that *"A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are including the provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as*

long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.” And an assessment was made on this basis.

The report also went on to say *“It is acknowledged that the entire building would be within the Green Belt, however, only a very small proportion (the South East corner) would be out of the domestic curtilage of the host property. As such, due to the site of the plot, the applicant could erect an outbuilding of a similar footprint, albeit with a lower roof height. In any case, the NPPF states that construction of new buildings is inappropriate in Green Belt, however, exceptions to this are include the provision of appropriate facilities for outdoor sport/ outdoor recreation”*.

It is considered that if the proposed stable block was located within the curtilage of dwelling then an assessment should have been made against the relevant house extension policy at that time, which, based on the size of the dwelling and that of the stable block should not have been approved as it exceeded 100% of the floor area of the original dwelling. Policy relating to outdoor recreation could also have been used, however the stable block, should have been located on land outside the curtilage of the dwelling to be assessed as for *“outdoor sport or recreation”*

It is clear that there has been some conflict between the two policies which poses an issue in relation to this application.

As the stable block is located within the red line boundary and within the domestic curtilage of the property, the floor area of this building (244m²) should be taken into account when assessing the proposed extension and on that basis the total floor area of the existing extensions and outbuildings and the proposed extension would exceed 100% of the floor area of the original dwelling and on this basis fails to comply with Local Plan Policy GB2.

However, given that an existing utility porch is located on the north elevation, with a floor area of 10.4m², the net floor area increase proposed of approximately 8m², is considered marginal in this instance and would not have a detrimental impact on the openness of the Green Belt or the purposes of including land within it.

However, it is considered prudent to remove permitted development rights in this instance to further protect the Green Belt.

Visual Amenity

The property is an individually designed detached dwelling set back from the highway, the dwelling is located in close proximity to the boundary with Ardsley Cemetery, with the rear elevation being somewhat visible from public vantage points. However, the dwelling is set lower than the cemetery and it is considered that the existing stone boundary wall and trees along this boundary would provide sufficient screening of the proposed extension.

It is acknowledged that the extension is to be rendered along with the rear elevation and whilst this may not be considered acceptable in some circumstances, in this instance, given the mix of construction materials along the northern elevation the inclusion of the render standardises the materials and provides a modern contrast to the existing.

As the dwelling is located in a remote location and not within a row of properties, the increase in ridge height would not be out of character and is considered acceptable.

Based on the above, it is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan Policies D1: High Quality Design and Place Making, GB2 Replacement, extension, and alteration of existing buildings in the Green Belt Policy and HE1 The Historic Environment

Residential Amenity

Given the dwellings remote location, the proposed extension would not lead to an increase in overlooking, overshadowing or loss of outlook and as such is considered acceptable in terms of its impact on surrounding residents and in compliance with Local Plan Policy GD1

Impact on Historic Buildings

The proposed extension is to be located on the northern rear elevation of the dwelling, adjacent to the boundary with Ardsley Cemetery and within 60m of 2no Grade II listed chapels within its grounds.

The proposed works to the existing bungalow involve re-skinning works to the elevations, a raising of the roof to accommodate bedrooms within the roof space and a small flat roofed extension at the rear for a utility room.

The existing building is currently a later 20th Century bungalow of little historic or architectural merit, close to the gateway lodge of Ardsley Cemetery. Ardsley Cemetery is not listed as such but the twin chapel buildings circa 60m to the north east are listed at grade II under two separate listings.

These buildings were constructed in 1870 to designs by Architect John Moxon and are broadly gothic in design with the right hand (eastern) chapel being surmounted by a low spire. Looking at historic maps it is clear the site in question has never been within the cemetery precincts, moreover, the concept of curtilage is not applicable as the Listed Building in this case is not and never was a dwelling.

Given the distance of the listed chapels to the proposal site, the degree of screening by the high cemetery wall to the north (and trees) and lack of curtilage relationship. The proposal site contributes little to the setting of the Listed Buildings and as a result, is it considered that the development would not harm the heritage significance or impact upon the setting of the Listed Building and is therefore in compliance with the Planning (Listed Building and Conservation Areas) Act 1990, nor is it considered to have a significant impact on the special character and appearance of the Listed Building, in accordance with Section 66(1) of the same Act. The proposal is also considered to comply with Local Plan policy HE3 on this point.

Highway safety

The proposal does not result in the loss of off-street parking, nor is there a requirement for additional provision, the site is sufficient to provide off street parking and as such it is considered acceptable in terms of its impact on highway safety.

Trees

There are trees located within the cemetery which are in close proximity to the dwelling and the proposed increase in ridge height. The tree officer has been consulted and indicates that the increase in ridge height would not impact on the trees or vice versa and as such raises no objections.

Recommendation

Approve with conditions