
2022/0533

Mr Capel

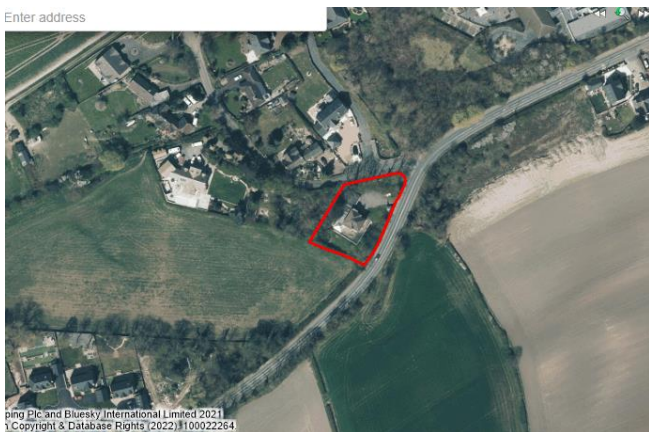
Demolition of existing single storey side extension, garage and conservatory, erection of two storey front and side extensions, single storey front, side and rear extension, replacement roof and renovation to elevations.

Roshni, Keresforth Hill Road, Kingstone, Barnsley, S70 6RF

Site Location & Description

The dwelling is accessed from Keresforth Hill Road (B6099), is a busy road linking Dodworth and Gilroyd to the town centre. It is set back from the highway and is located close to the junction of Keresforth Hill Road and the private driveway of Dark Lane. The property is set lower than Dark Lane with mature trees located along this boundary. A Grade II listed building known as Keresforth Hill Farmhouse is located approximately 35m to the north-west of the property and separated from it by Dark Lane, a private drive serving the properties and a bank of trees along the northern boundary

The property is a two-storey rendered dwelling with a single storey, flat roof forward projection and occupies a modest plot with garden to the side and rear and parking area to the front.



Relevant Site History

B/81/1297/BA – Extension to dwelling

B/85/1398/BA – Conversion to residential home for elderly

B/89/2032/BA – Extension to residential home

B/97/0998/BA – Change of use from residential care home to day nursery

2022/0318 – Remove Ash trees T1, T3, T5, T6, T9, T13 and T15 due to advanced signs of Ash Dieback within TPO 1/1976 – Approved May 2022

Proposed Development

The applicant seeks permission for the demolition of the existing single storey side extension, garage, and conservatory and the erection of a two-storey front and side extension, single storey front, side and rear extensions, replacement roof and renovation of the existing elevations.



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 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

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

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 HE1 The Historic Environment
Policy HE2 Heritage Statements and general application procedures
Policy HE3 Developments affecting Historic Buildings
Policy T4 New Development and Transport Safety
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 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

Conservation Officer – No comments received
Forestry Officer – No objections

Representations

Neighbour notification letters were sent to surrounding properties and a site notice posted adjacent to the site; no comments have been received.

Assessment

Principle of development

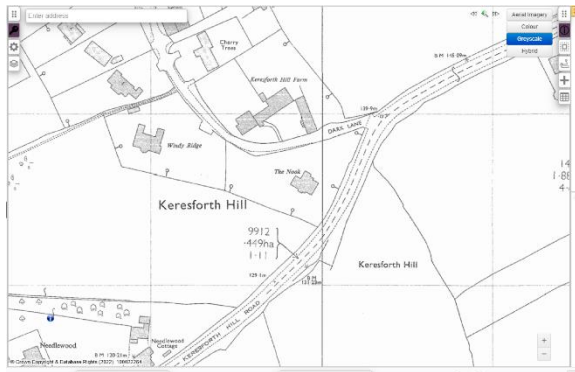
Extensions to residential properties are considered acceptable in principle where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety and where they comply with other Local Plan policies.

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.

The original dwelling is indicated on the ordnance survey map from 1960, this is taken to be the original building which is outlined in green on the existing floor plans below.



Floor Space Calculations

Original Dwelling	
Ground Floor	=131.49m ²
First Floor	=103.56m ²
Total	=235.05m ²

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
235.05m²

The existing ground floor extensions, shown in white, outlined on the plan above are to be demolished and have therefore not been included with the calculations.

Proposed Extensions

Due to the complicated nature of the existing dwelling and the proposed extensions, the proposed floor area has been calculated using the overall floor area subtracting the original floor area.

Ground Floor	
Total Proposed	= 263.44m ²
Proposed extensions 263.44 – 127.89	= 135.55m ²
First Floor	
Total Proposed	= 173.55m ²
Proposed extensions 173.55 – 100	= 73.55m ²
Total Extensions 135.55 + 73.55	= 209.1m ²

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 along with the siting of the proposed extensions it is considered to be acceptable when considered against Local Plan Policy GB2 Replacement, extension, and alteration of existing buildings in the Green Belt.

Visual Amenity

The front elevation of a building is the most important for its contribution to the street scene. Therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene or cause overshadowing to neighbouring dwellings. Extensions to the front of individually designed, detached houses, which are set back from the highway or are set on staggered building lines, may, in certain circumstances be acceptable. However, the extension must complement the original dwelling and not adversely affect neighbouring properties or the street scene.

Supplementary Planning Document – House Extensions and Other Domestic Alterations states that to prevent a terracing effect and to avoid detrimental changes to the street scene a set-back of at least 500mm should be provided from the front elevation. It also goes on to state that two storey side extensions should be designed with a sideways projection not exceeding 2/3 width of the original dwelling, this is to ensure that the original dwelling remains the dominant feature.

Whilst the proposed two-storey side extension has not been designed with a set-back and incorporates a two-storey forward projection, the dwelling is located in an extensive plot, set back from the highway and at an angle to it, resulting in the side extension being located along the north-western boundary; therefore, not forming a dominant feature within the street scene. The two-storey side extension has a sideways projection of approximately 5.4m and as such, it does comply with the second element of the policy in that the sideways projection does not exceed 2/3 width of the original dwelling.

The main extensions are to be constructed from blockwork and render, to match the original dwelling, with stonework and cladding features on the front and rear elevations; the mix of materials provide a contrast to the plain render and as such the proposed materials are considered acceptable. The extensions have been designed to be in keeping with the original dwelling, with the original dwelling remaining the dominant feature and with window fenestration matching that within the original dwelling.

A Grade II listed building known as Keresforth Hill Farmhouse is located approximately 35m to the north-west of the property and separated from it by Dark Lane, a private drive serving the properties and a bank of trees along the northern boundary. Given that the application property is set lower than the listed building and located approximately 35m from it. It is not considered that the proposed development would have a detrimental impact on the setting of the listed building and is acceptable. The Conservation Officer was consulted for comment; however, no response was provided.

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 and Policy HE3: Developments affecting Historic Buildings

Residential Amenity

As mentioned previously the dwelling is located in an isolated position and not directly surrounded by neighbouring properties, with the nearest being located approximately 35m to the north-west and separated by the private drive of Dark Lane, therefore the proposed extensions and alterations would not increase levels of overshadowing, overlooking, or reducing levels of outlook to an unreasonable level.

Based on the above, it is therefore considered that the proposed extensions and alterations are acceptable in terms of its impact on surrounding residents and in compliance with Local Plan Policy GD1

Highway Concerns

The proposal does not result in the loss of off-street parking nor a requirement for additional provision, nevertheless the scheme provides sufficient off-street parking for a dwelling of this size and sufficient space to turn within the site to allow entry and exit in a forward gear and as such it is considered acceptable in terms of its impact on highway safety.

Other Issues

The dwelling is located within an area TPO, with permission to remove 7 no Ash trees due to Ash dieback approved in May 2022, this permission required replacement planting. Appropriate plans have been submitted which demonstrates that the required replanting for the above application can be provided without the proposed development having a significant impact upon it. In addition, tree protection fencing details, along with the appropriate plan have been submitted as part of the application. The forestry officer has been consulted on the application and has raised no objections to the proposed development.

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 the character of the street scene, the designated assets or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1, HE3 and T4 and is acceptable.

Recommendation

Approve with conditions