
2024/0554

Applicant: Mr & Mrs Johnson

Address: 8 Spring Grove, Huthwaite Lane, Thurgoland, Sheffield, S35 7AF

Description: Demolition of front porch and rear conservatory, erection of 2 storey side extension with habitable roof space, erection of single storey side extension (orangery), creation of dormer extension and loft conversion to existing roof, external works including new lightwell down to lower ground store and erection of single storey detached outbuilding in garden.

Site & Location Description:

Located off Huthwaite Lane, in the village of Thurgoland, the dwelling is an end terrace of a small block of cottage style house which make up Spring Grove. The application dwelling, like the other dwellings is constructed of weathered Yellowstone, with a tiled gable roof. There is a two-storey attached side extension, with a low pitched, almost flat roof, a small wood framed front porch and a UPVC extension on the rear elevation. Although the side extension appears to be a later addition to the dwelling, maps indicating an extension to the dwelling pre-1948 have been provided. Parking provision for the dwelling is located outside of the red line boundary, instead on land owned by the applicant, opposite the front elevation in land outlined by the blue boundary within the site plan.



Location Plan & Site Plan

Planning History: None

Proposed: The proposal includes the removal of the existing porch on the front elevation, along with the removal of the conservatory from the rear elevation. A larger two-storey extension, with habitable roof space and a new roof, which is more in keeping with the main roof is proposed. Additionally, a single-story side extension is proposed, to be attached to the two-storey extension, and a detached outbuilding in the garden is also proposed.

Approximate Measurements:

All existing roof and eaves heights have been checked on the existing plans and remain unaltered on the proposed plans.

Outbuilding

- **Width: 4.8m**
- **Length: 7.8**
- **Maximum Eaves Height: 2.1m**
- **Maximum Roof height: 2.985m**

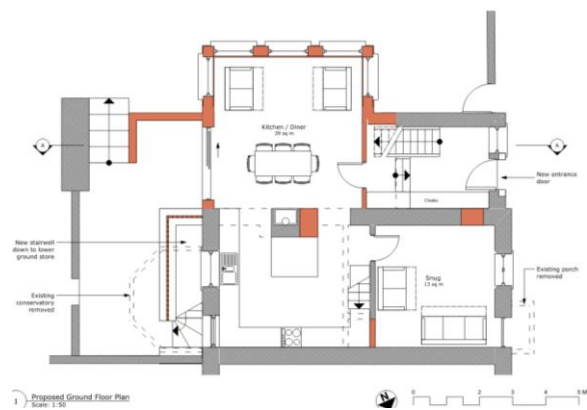
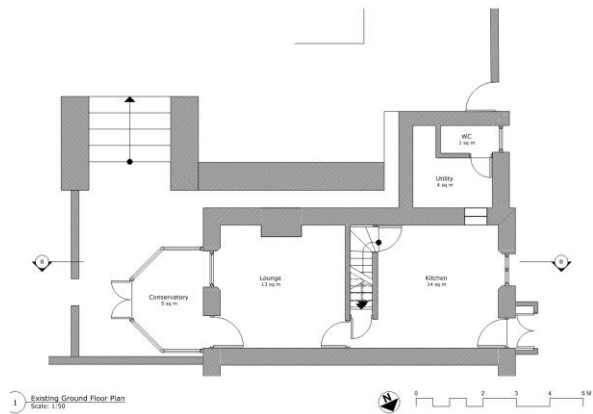
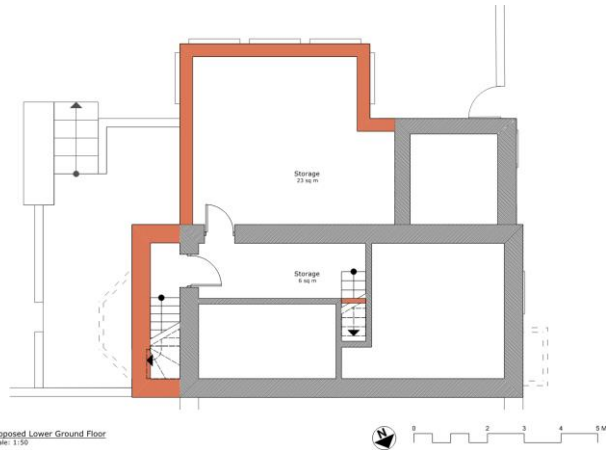
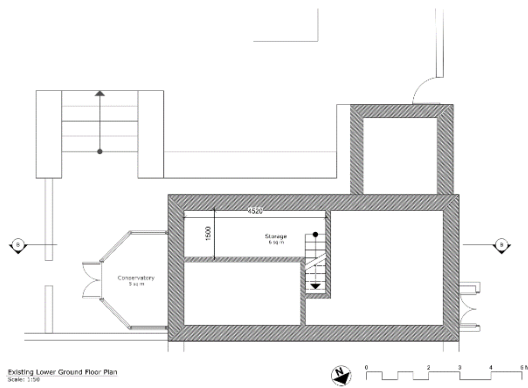
Two Storey Side Extension (Original Side Extension)

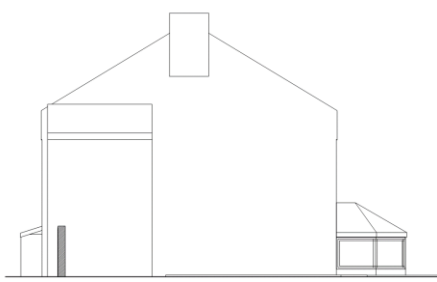
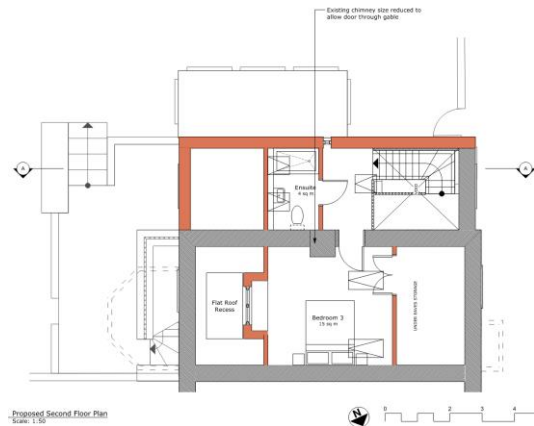
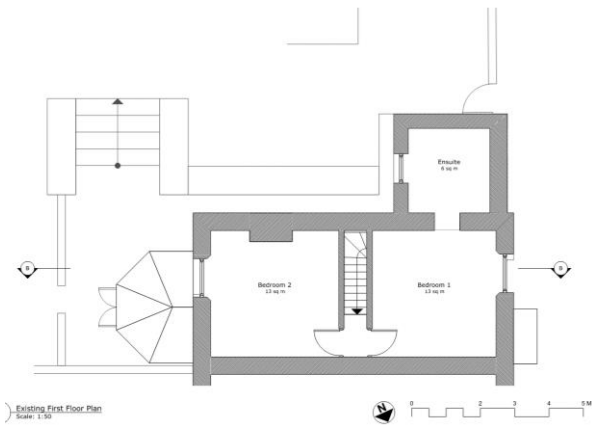
- **Projection: 2.89m (2.89m)**
- **Length: 9.16m (3.30m)**
- **Maximum Eaves Height: 5.03m (4.54m)**
- **Maximum Roof height: 7.8m (5.45m)**

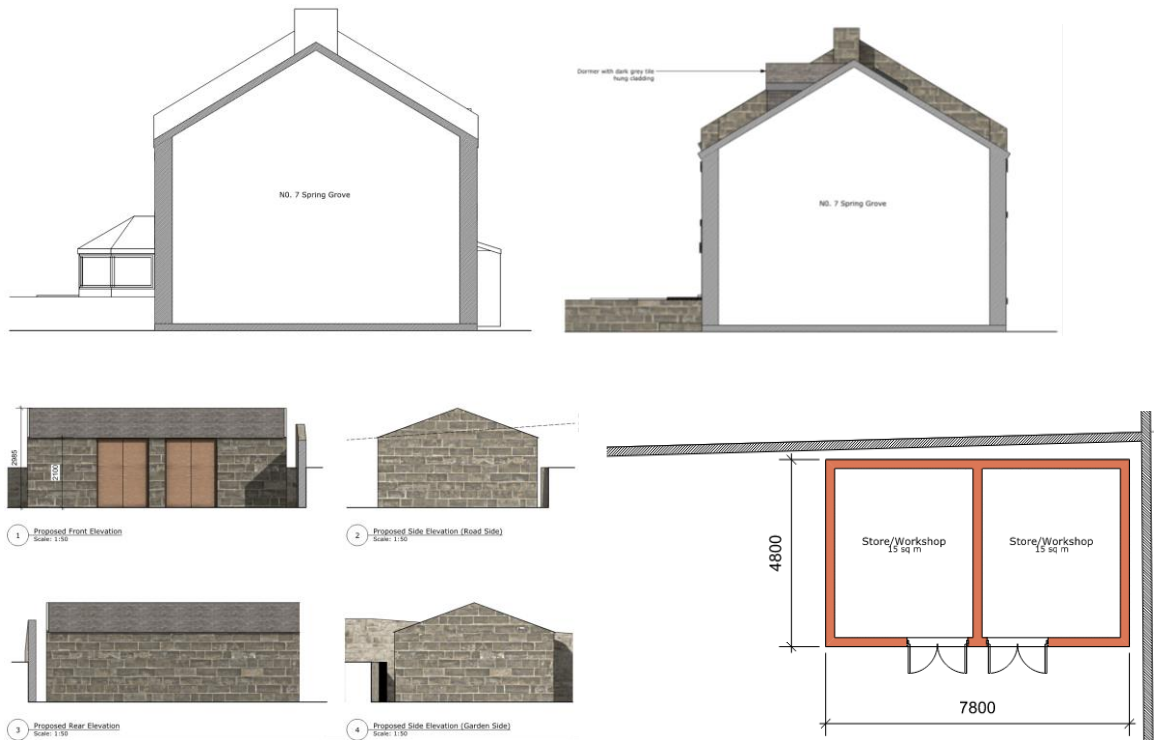
Ground Floor Side Extension

- **Projection: 2.47m (beyond original extension)**
- **Projection: 4.9m (from original side wall)**
- **Length: 5.16m**
- **Length: 9.16m (including two storey extension)**
- **Maximum Eaves Height: 1.72m**
- **Maximum Roof height: 2.47m**

Existing and Proposed Floor Plans and Elevations







Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; No comments were received.

Consultees:

Thurgoland Parish Council: The Parish council confirmed the dwelling's location within the Green Belt, and had concerns over access during construction, as the road is very narrow. Whilst it is acknowledged about the Green Belt, and it would be hoped construction would considerate; for a householder application, planning conditions in relation to construction would not be appropriate.

Highways DC: With existing access or turning unaffected by the proposed works, due to the location of the parking provision within the blue line boundary; despite the increase of bedrooms from two to three, adequate parking provision is still met. An informative in relation to a nearby Public Right Of way was requested to be added to the decision notice.

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 on 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.

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 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.

In respect of this application, relevant policies include:

Section 12: Achieving well-designed and beautiful places -

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates:-

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Section 13. Protecting Green Belt land

The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Within section 13, from 'Proposals affecting the Green Belt' wording from paragraphs 153 and 154 are the most relevant which indicate: -

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. 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

Local Plan

In reference to this application, the following Local Plan policies are relevant:

GB1 - Protection of Green Belt: The general extent of the Green Belt is set out on the Key Diagram.

The detailed boundaries are defined on the Policies Map. Green Belt will be protected from inappropriate development in accordance with national planning 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.

GD1 - General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

Policy GS2 - Green Ways and Public Rights of Way

We will protect Green Ways and Public Rights of

Way from development that may affect their character or function. Where development affects an existing Green Way or Public Right of Way it must:

- Protect the existing route within the development;

- or include an equally convenient and attractive alternative route. Where new development is close

SD1: Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

D1 - High Quality Design and Place Making: Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

T4 – New Development & Highway Safety: New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

Assessment

Principle of development

The site is located within land designated as Green Belt. Extensions to residential properties are in general considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety. For residential dwellings within the Green Belt, additional specific local and national policies provide further restrictions to the maximum size of an extended dwelling, and consideration of its appropriateness, and impact on the openness of the Green Belt.

Residential Amenity

Due to the unique location, as the end terrace of a single terrace block, there would be limited impact on the residential amenity of neighbouring dwellings, both within the terrace block and beyond. In contrast to most extensions to dwellings, the removal of the front porch and rear conservatory would potentially be of benefit to the neighbouring dwellings, especially as the proposed works are not located in the same locations. The only minor potential impact on the residential amenity of neighbouring dwellings within the terrace block is the proposed new windows and dormer on the rear elevation. Whilst none of these windows directly overlook neighbouring gardens, it does increase the amount of glazing on the rear elevation. In regard to neighbours to the rear of the dwelling, they would not be affected with an approximate 21m distance from the rear elevation to the rear boundary treatment, and neighbouring dwellings a considerable distance further away. Equally, the front roof lights, whilst not generally causing concern in relation to overlooking, would be approximately 30m from the closest dwellings beyond the terrace block.

Visual Amenity

The proposals undoubtedly alter the appearance of the dwelling but overall, the changes appear to be sympathetic to the existing dwelling, including the removal of an out of character front porch and rear conservatory. Although there is an increase in overall size of the dwelling, as outlined below, the proposals remain within the local policy's allowance for extensions within the Green Belt. In addition to not exceeding the size limitations of the Green Belt, the proposed works would similarly not be considered inappropriate, or have anything more than a minor impact to the openness of the Green Belt, due to the works predominantly being constructed within the existing footprint. The exception to this would be the detached outbuilding, however with its modest height and use of complementary materials to that of the house, it would similarly have a minimum impact on the openness of the green belt. In addition to the character of the dwelling, and minimal impact on the

Green Belt, there also would be no significant negative impact on the street scene, which broadly consists of the single terrace block.

Green Belt Calculations:

The local planning Policy can be interpreted as allowing up to 100% increase to the size of the dwelling, subject to certain conditions, including that the development is appropriate and does not affect the openness of the Green Belt. In calculating the original size of the dwelling, the size is taken as the dwelling stood 1948, excluding any outbuildings, or as constructed if later. Any existing or proposed outbuildings are included within the 100% increase allowance.

On this occasion OS maps have been used to indicate that an extension already existed in 1948. Whilst the maps are not the most detailed, there is possible evidence of an existing extension, and certainly enough land for it to be a viable solution. With lack of evidence against the claim of an extension, and with the difference whilst not insignificant, but equally proportionally minor, it would appear sensible on this occasion to accept the applicant’s size of the dwelling, which was completed by an architect. Additional mitigation of this decision would be that permitted development rights would be removed from the dwelling, requiring any further extensions or outbuildings usually allowed through permitted development, to be approved in writing by the local authority, which under current local and national policy, would probably be declined,

Existing Dwelling Including Assumed Pre 1948 Extension: **107 sqm**

Proposed Measurements Including Proposed Outbuilding: **190.2 sqm**

Increase in Countable Floor Space: **83.02 sqm**

Percentage Increase: **77.59 %**

Breakdown:

Area	Original	Proposed
Lower Ground Floor (Cellar/Storage)	Excluded	Excluded
Ground Floor Including Original Extension Excluding Conservatory & Porch	53.5 sqm	80.75 sqm
Two-Storey Extension (GF)	-	16.8 sqm
Ground Floor Extension	-	10.45 sqm
First Floor	53.5 sqm	70.3 sqm
First Floor Extension (FF)	-	16.8 sqm
Second Floor (Predominantly Roof Space)	-	1.53 sqm
New Dormer Floor Space	-	1.53 sqm
New Dormer Volume	-	2.92 m ³
Proposed Outbuilding (any existing to be demolished)	-	37.44 sqm

Total	107 sqm	
Total + 100% Maximum	214 sqm	190.02 sqm

Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety.

Summary

Overall, the proposes increase the habitable space and overall size of the dwelling is considerable but does not harm visual or residential amenity of the area and improves the character of the dwelling. In consideration of the impact upon the Green Belt, space within a cellar/storage area is not counted, likewise, neither is space within a roof, unless the roof is heightened, significantly altered, or a dormer is added. In this instance both the space within the unaltered roof and the extension's roof do not create new space except for the small dormer, therefore the impact on the Green Belt is limited. .

Recommendation: Approve with conditions