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October 2024

Description: Conversion of integral garage, first floor extension over the existing single storey garage and erection of a porch to create an annexe. Creation of additional parking spaces, following demolition of existing outbuilding.

Address: High Royd House, High Royd Lane, Hoyland, Barnsley, S74 9NW

Introduction

High Royd House is a detached dwelling in the Green Belt. The occupants have a farming business with livestock. The farm buildings are within the land outlined blue on the submitted location plan.

This application seeks consent to convert the existing integral garage, add a first floor over the existing garage and construct a porch. The proposed works are to create an annexe for a family member.

The proposal would allow for one of the family members to continue to reside at the property but have their own personal space. By continuing to live at High Royd House, the family member can be within sight and sound of the livestock and provide care and support for their parent.

The annexe would have its own self-contained facilities and a floorspace of approximately 75m². Gardens, garaging and parking are to remain as shared between family members.

The proposed plan also shows four additional parking spaces following demolition of an outbuilding.

Resubmission

The application is a resubmission of withdrawn application 2024/0518. The previous scheme proposed a larger extension and floorspace for the annexe. Whilst considered to be compliant with GB policies, the LPA informally advised that the proposed floorspace of 140m² was excessive for an annexe and they had visual concerns due to the size of the extension. An alternative suggestion was to convert the garage and add a first-floor extension. This would reduce the size of the extension and internal floorspace. The applicant has taken on board these comments with this resubmitted scheme.

Floorspace

The LPA have previously advised that the recommended size for an annexe is 39m².

The proposed annexe is more than 39m² but it is still considered to be policy compliant and any concerns relating to subdivision of the dwelling could be overcome by planning condition. Whilst the LPA are likely to have standard wording for a granny annexe condition, the applicant would accept a condition similar to the wording stipulated below:



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The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as High Royd House, High Royd Lane, Hoyland, Barnsley, S74 9NW

Reason:

To ensure the proposal has been considered based on the information provided

Layout

At ground floor, the annexe would have a kitchen and porch. With the applicant working on the farm, a porch is required for muddy boots and coats. At first floor is a bedroom and lounge.

Parking

The property currently has 4-5 parking spaces, which includes 2 spaces in the integral garage.

The proposed site plan shows four new parking spaces, creating a net increase of two parking spaces. The additional spaces are 2.5m x 5.5m with a 6m clearance behind, which is compliant with Manual for Streets.

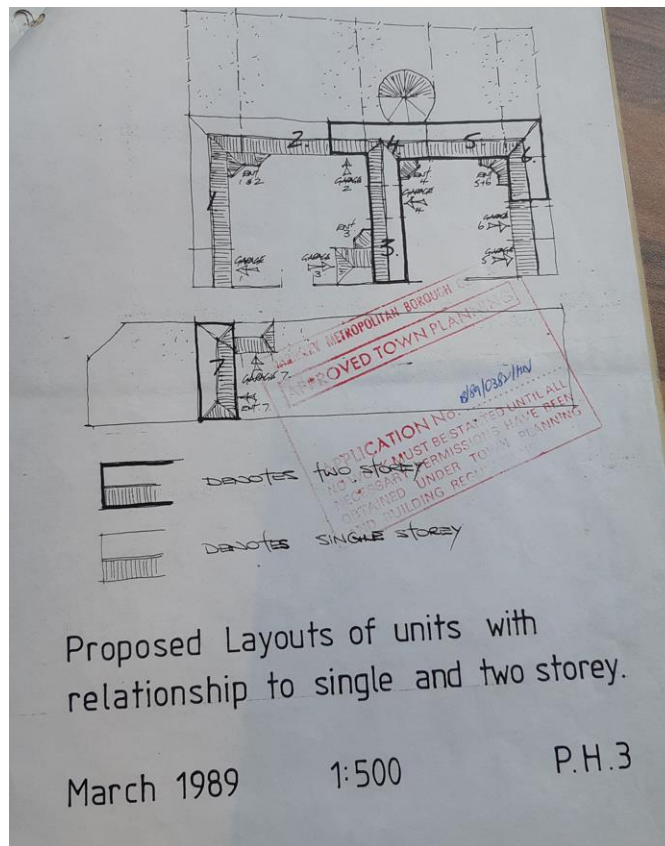
The new parking spaces are served off an existing access that serves the farm buildings. This access is only used occasionally, and the additional traffic movements would be negligible because this is an extension to an existing dwelling only.

Green Belt Considerations

Paragraph 154 of the NPPF states that new buildings are inappropriate unless they meet one of the listed exceptions. The relevant exception to this application is:

(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;

High Royd House was granted planning permission in 1991 under planning reference B/90/0819/HN. The existing property is the original building. There have been no extensions. The granted site layout is shown below.



Since the dwelling was built, four outbuildings have been built in the garden. As shown on the site plan, three outbuildings are to be retained, and one is to be demolished. The size of the retained outbuildings are listed below:

<u>Outbuilding to be retained</u>	<u>Height to eaves (m)</u>	<u>Height to ridge (m)</u>	<u>Floorspace (m2)</u>	<u>Total Volume (m3)</u>
Pergola	2.4	4.4	14.34	48.75
Greenhouse	1	3	12.5	25
Summerhouse	2	2.5	12.24	27.54

The original dwelling is 796m³. The total volume of the outbuildings to be retained is 101.29m³. The volume of the proposed extensions is 156m². Therefore, the proposal would result in a 32% volume increase to the original dwelling.

Should the LPA have any queries, please do not hesitate to contact me.

Yours sincerely



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