

2023/0842

Mr & Mrs Geoff Varnam

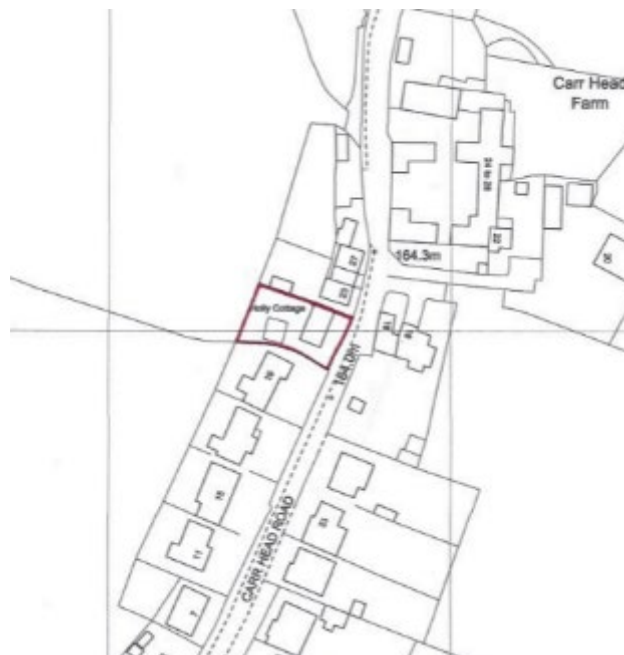
21 Holly Cottage, Carr Head Road, Howbrook, Barnsley, S35 7HG

Partial demolition of detached garage and erection of rear single storey extension and associated external works.

Site Description

The application relates to a plot located on the western side of Carr Head Road and in an area that is a mix of Green Belt land, and residential and agricultural uses, with Carr Head Farm located to the north-east and Howbrook Farm, Berry Fold Farm, and Holly House Farm located to the south-west, south, and south-east.

The property in question is a relatively new building with planning permission for the erection of the dwellinghouse approved in June 2017. The property is a two-storey detached dwellinghouse constructed of randomly coursed stone and adopts a pitched roof with grey slate roof tiles. The property features a porch to the front and two pitched roof dormer windows to the rear, and is fronted by limited soft landscaping, and a tarmacked driveway which extends to the side of the property, serving a detached double garage at the rear which is also constructed of stone and adopts a pitched roof with grey slate roof tiles. The topography of the site is sloped, descending west-to-east with a retaining wall implemented at the rear of the property creating a raised garden area. The site is bounded by a mix of stone-built walls with either iron railing or timber fencing.



Planning History

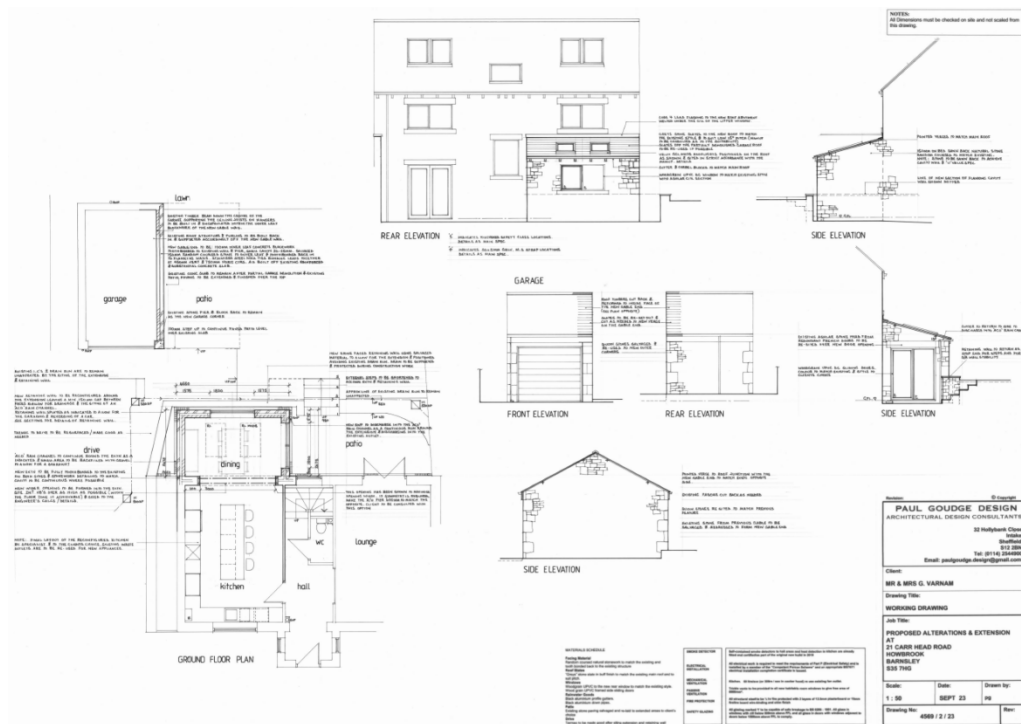
There are two previous planning applications associated with the application site:

- 2017/0173 – Erection of 1no detached dwelling house with integral garage (Amended Plan) – Approved.
- 2021/1193 – Erection of single storey extension to rear linking dwelling with garage, convert half of existing garage to form additional living space and apply an external stone skin to existing elevations of garage. – Approved.

Proposed Development

The applicant is seeking approval for the part demolition of an existing double detached garage located to the side and rear of the property, and the erection of a single storey extension to the rear.

The proposed extension would be constructed of stone and would project from the rear elevation of the original dwellinghouse by approximately 2.7 metres with a width of approximately 4.5 metres. The extension would adopt a mono pitched roof with slate roof tiles and an approximate eaves and ridge height of 2.6 metres and 3.4 metres respectively. Re-surfacing of the existing driveway and alterations to the existing stone retaining wall are also proposed.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 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.

Local Plan Allocation – Green Belt

The application site is allocated as Green Belt within the adopted Local Plan; therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GB1: Protection of Green Belt.***
- ***Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document: House Extensions and Other Domestic Alterations

This document establishes the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations; reflecting the principles of the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- ***Section 12: Achieving well designed places.***
- ***Section 13: Protecting Green Belt land.***

Consultations

Wortley Parish Council were consulted on the application and no response was received.

Representations

Neighbour notification letters were sent to surrounding properties and no representations were received.

Assessment

Principle of Development

Extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

The application property is located within the Green Belt where the alteration to and extension of existing buildings and their curtilage are acceptable provided it will not have a harmful impact on the appearance or character and will preserve the openness of the Green Belt.

Green Belt Assessment

Extensions to a domestic property within the Green Belt are acceptable in principle provided that cumulatively they would not amount to more than a doubling of the size of the original building.

Outbuildings will not be taken into account when calculating the original floor space but will be taken into account when calculating the cumulative additions to the original dwellinghouse.

The host property has an approximate gross floor space of 136 sqm when measured externally. The extension would create approximately 12.1 sqm of additional floor space and the garage (after demolition works) would retain approximately 20.1 sqm of existing floor space. Therefore, after the proposed works, it is expected that the dwelling would benefit from approximately 168.2 sqm of gross floor space – a percentage increase of approximately 23.7% upon the original dwellinghouse (excluding the garage).

In considering the openness of the Green Belt, the proposals would not amount to more than a doubling of the size of the original building. The extension would not extend beyond the existing residential curtilage and would be attached to the existing dwellinghouse and be constructed of appropriate materials.

The proposals are, therefore, considered acceptable and in compliance with *Local Plan Policy GB1: Protection of Green Belt* and *Local Plan Policy GB2: Replacement, extension, and alteration of existing buildings in the Green Belt*.

Residential Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they would not adversely affect the amenity of neighbouring properties.

The proposed extension would be located to the north of adjacent property 19 Carr Head Road and to the south of 23 Carr Head Road. Extensions located to the north of adjacent properties are generally expected to have a lesser impact regarding overshadowing whilst those located to the south are expected to have a greater impact. In this instance, however, the extension would adopt

a relatively modest scale including a restrained roof height. The extension would be located several metres from the northern party boundary and would be set down from the garden due to the level differences within the application site. As such, the proposed extension is unlikely to result in significantly increased levels of overshadowing.

The extension would incorporate new windows located on its rear elevation, a new glazed door on its northern side elevation, and 2 no. velux roof lights. A sufficient separation distance would be maintained between the rear-facing windows of the extension and the rear boundary, and existing boundary treatments to the north would provide suitable screening, especially as the extension would be set below the level of the garden. As such, the proposals are unlikely to result in significantly increased overlooking nor a loss of privacy.

Existing levels of outlook likely to be experienced by neighbouring properties is unlikely to be adversely impacted as the extension would be set in from both party boundaries and the part demolition of the existing double detached garage would retain part of an existing structure previously approved. The part demolition of the garage would also likely improve the outlook from the rear extension to the host property.

As such, the proposals are not considered to be overbearing, resulting in increased overshadowing, overlooking, or reduced levels of outlook that would significantly increase beyond existing levels of impact that are likely to be experienced and tolerated.

The proposals are, therefore, considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Visual Amenity

The proposed extension would not be visible from the public realm of Carr Head Road; however, the existing garage is partially visible and would remain so.

The garage would maintain its current appearance albeit with a reduced scale due to the proposed demolition of the northernmost garage. Existing external materials would be retained, re-purposed, and redressed where needed to form a new gable end and maintain existing design features such as pointing, coursing, and quoining.

The extension would be constructed of stone that would match or be of a similar appearance to the external materials used in the construction of the original dwellinghouse and existing garage. A mono pitched roof would be adopted with stone slate roof tiles used that would match or be of a similar appearance to existing roofing materials.

Overall, the scale of the extension is relatively modest, remaining subordinate to the original dwellinghouse and adopting sympathetic features and external materials. The appearance of the garage is unlikely to drastically alter as existing materials would be re-purposed and existing design features such as pointing, coursing, and quoining would be maintained.

The proposals, therefore, are considered sympathetic to the main dwelling and consistent with the character of the street scene and are considered acceptable and in compliance with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The application site benefits from an existing driveway to the front and side of the property, serving an existing double detached garage to the rear. The proposals would result in the part demolition of the existing building and the loss of the northernmost garage; however, as there would be no requirement to provide additional parking spaces, and the driveway to the front can sufficiently accommodate a minimum of two vehicles, it is considered that highway safety would be maintained to a reasonable degree and the proposals would be acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety*.

Recommendation

Approve with Conditions