Application number: 2024/0416

Description: Demolition of single storey rear extension and replaced with 2 storey rear extension to 2 storey detached dwelling.

Location: Common Side Farm, North Lane, Cawthorne, Barnsley, S75 4AQ

1. Site Location & Description

1.1. The site is located off North Lane and is surrounded prominently by agricultural land with residential dwelling spaced sporadically around the immediate area. However, there is a large commercial site sited approximately 0.62 miles north of the site.

1.2. The Council's systems show that the original building at the site predates 1850, there have been changes to the building since this time which has seen the possible conversion of a barn in the past. The property is 2 storeys and benefits from a large amount of amenity space to the front and rear of the property and a large driveway.

1.3. The development site is neither a listed building nor non-designated heritage asset. however, is located with the greenbelt.

2. Proposed Development

2.1. The applicant is proposing to demolish the existing extension, which is located on the rear elevation, this would be replaced with a 2-storey rear extension. The extension would measure approximately:

- 5.88m(H) x 6.04m(L) x 12.13m(W)

2.2. This extension would provide space for 2 additional bedrooms each with en-suite. The bedrooms would measure approximately:

- Bedroom 1 – 15.3m^2
- Bedroom 2 – 19m^2

2.3. Amended plans have been submitted in response to the Council's Conservation Officers comments. The applicant has sought to improve the scheme based on these comments.



3. Planning History

3.1. There is no recent planning history, however the extension which is being demolished is under the historic planning application B/81/1378/PR this was in 1981.

4.0. Policy Context

4.1. 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.

4.2. 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.

Policy GB1: Protection of Green Belt – In accordance with the NPPF, the erection of new buildings within the green belt will be classed as 'inappropriate' development with sites in the green belt being protected from such. Exceptions to this are:

- Buildings for agriculture and forestry;
- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries;
- The extension of alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- The replacement of a building provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages, and limited affordable housing for local community needs; and
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land).

All such buildings will still be considered in terms of their impact on the openness of the green belt and whether they cause other harm. In accordance with the NPPF and as set out in GB1, the Council will not allow proposals for 'inappropriate' development in the Green Belt unless it can be shown that there are very special circumstances that justify setting aside local and national policy.

Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt – Provided that 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.

4.3. In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy 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. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy 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.

<u>Supplementary Planning Document: House extensions and Other Domestic Alterations</u>

4.4. This document establishes the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals should;

- Be of a scale and design which harmonises with the existing building;
- Not adversely affect the amenity of neighbouring properties;
- Maintain the character of the street scene; and
- Not interfere with highway safety

4.5. The above principles are to reflect the revised principles in the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

4.6. National Planning Policy Framework

4.7. 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:

4.8. **Section 12: Achieving well designed places**

4.9. **Section 13: Protecting Green Belt land**

4.10. **Provisions under the 'Town and Country Planning (General Permitted Development) (England) Order 2015'**

4.11. The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) states that a single-storey extension, extending beyond the rear of the original house by no more than 4 metres (if a detached house) or 3 meters in any other case, that are no more than 4 meters in height and built using matching materials, can be erected without a planning application.

4.12. This is an important consideration with this application as it represents a potential fallback position, whereby a single storey rear extension can be erected without planning permission, because the Government considers the impact of such development to be modest.

5.0. **Consultations**

5.1. Cawthorne Parish Council – No comments received.

5.2. Conservation Officer – The scheme has been improved upon and the amendments the applicant have made shows a more restrained design, which is more in keeping with the area. Therefore, no objections are raised.

6.0. **Representations**

6.1. Neighbour notification letters were sent to surrounding properties, no comments were received.

7.0. **Assessment**

Principle of Development

The site falls within Green Belt as such, extensions, roof alterations, outbuildings and other domestic alterations will be considered against the general principles from the SPD and the following criteria;

- The total size of the proposed and previous extension should not exceed the size of the original dwelling

- The original dwelling must form the dominant visual feature of the dwelling as extended

Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

Impact on the Green Belt

The starting point to assess extensions and alterations for sites within the Green Belt is identifying how the original dwelling stood in 1948, or whenever the house was built, whichever is later. In this case the dwellings are clearly shown on the pre 1948 map, however the measurements taken are from the 1960 maps as they are the most accurate.

- Original dwelling = 348sqm
- Proposed extension = 124sqm
- Difference in size with demolition of extension= 81.4sqm
- Proposed total dwelling = 348+124= 472sqm

As such, the proposed extensions and outbuilding does not exceed 100% of the size of the original dwelling and is in compliance with Local Plan Policy GB2. The 100% limit is reached though so permitted development rights will be removed

Visual Amenity/Conservation

7.1. The SPD states that '*materials should normally be of the same type, colour and texture to the existing house or as close a match as possible'*. In this case, the applicant has stated that the materials would match the existing dwellinghouse.

7.2. The Council's Conservation Officer previously raised concerns over the design in which the applicant had submitted as the design was not in keeping with the existing building as the site predates 1850. The applicant since has submitted amended plans to adhere to the Conservation Officers comments. The Officer has now confirmed that the redesign is welcomed and is an improvement resulting in a more restrained design, which is more in keeping with the surrounding area. The change from shed to gable dormers and the overall reduction of glazing is also a distinct improvement to the site.

7.3. The revised scheme would create a pitch roof design; however this would be steeper on the north east/rear elevation. The applicant has also removed the balcony to the front elevation and has opted for a Juliet instead with double doors. This issue was also raised by the Conservation Officer. This amendment is also welcomed and would be overlooking the front garden of the site.

7.4. The proposed extension conforms to the SPD in terms of its external materials and roof type, therefore it will have little impact upon the character of the street scene due to the harmony with the existing dwelling and being set to the rear of the property. The applicant has stated that the external materials used would match the existing dwelling, as such a condition would be attached to ensure that this is undertaken if an approval is granted.

7.5. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Residential Amenity

7.6. The SPD states that the design of a single storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling).

7.7. The applicant is also proposing a balcony to the rear elevation. The balcony would not be in a prominent location and would not overlook into any other properties amenity space as, such this aspect is acceptable.

7.8. The proposed extensions will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing and the scheme would comply with the 45-degree code. There would be no detrimental impact on neighbouring properties in regard to overlooking and as such is acceptable.

7.9. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

7.10. The proposal is set away from the highway and would not be impacting upon the parking accommodation at the site, as such would have little to no detrimental impact on highway safety.

8.0. Conclusion

8.1. The proposal is unlikely to have a detrimental impact on the occupiers of the current dwellinghouse and the dwellings in the vicinity. The applicant has made changes to improve upon the design and impact on visual amenity. As such the scheme would comply with BCC's policies and national policies, therefore approval subject to conditions is recommended.

Recommendation

Approve subject to conditions