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**Application number:** 2022/0836

**Applicant:** Miss H Davis

**Agent:** Mr J Mahoney

**Description:** Front/side extensions to dwellings.

**Address:** Fair View, Green Moor Road, Barnsley, S35 7DQ.

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## **Description**

The property is a detached dormer bungalow sited to the northern side of Greenmoor Road. The site is set back from the highway with existing parking to the side and rear of the dwelling and amenity space to all sides.

The site is situated within the settlement of Greenmoor, however it is slightly outside of the settlement boundary and Urban fabric. The property is located within the Green Belt.

To the north and east of the site is arable land, with residential properties sited to the south and west. The dwellings are predominantly of two storey construction however they are differing ages. Directly opposite the site are bungalows.



**Front and side elevations of the existing dwelling**



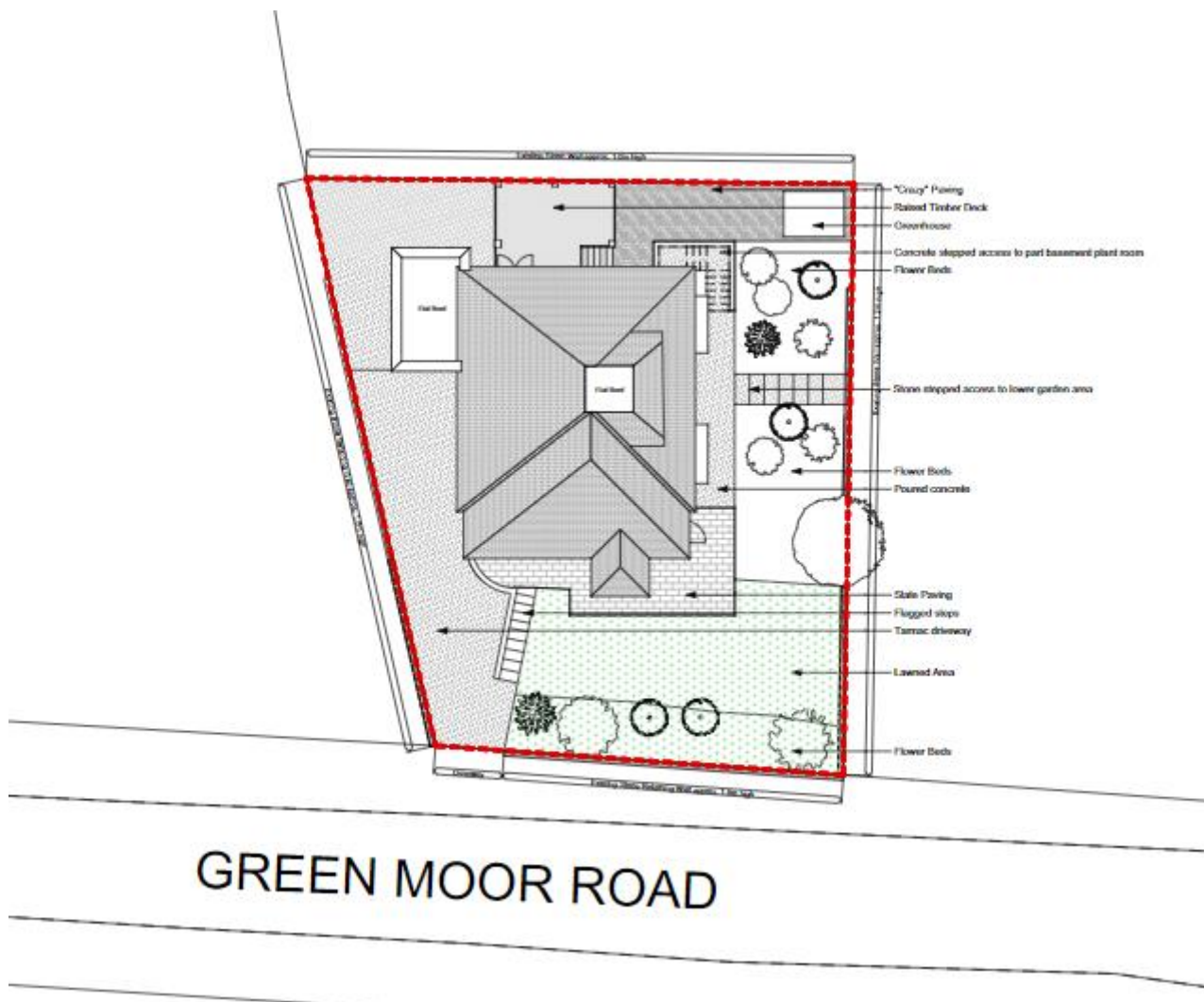
## **Site Location Plan**

### **Proposed Development**

The applicant seeks permission for the erection of front/ side extensions to the existing dwelling.

The extensions would increase the depth of the dwelling by approximately 1.63m and the extension would be built up to the same width as the existing dwelling. The height of the extension would measure approximately 5.98m from the ground floor as measured off the proposed drawings with a hipped roof with low eaves of 2.53m and would not exceed the existing height of the dwelling. The existing porch will be removed and a new hipped roof porch will be constructed. The extensions will be used as an enlarged lounge/diner, a functioning side entrance, in addition to rebuilding the existing porch and relocating the master ground floor bedroom.

There are a number of small alterations also proposed to the property which includes removing the existing door to the east elevation, additional windows to the south elevation and the replacement of windows with doors to the west elevation.



## Proposed Site Plan

## Policy Context

### 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.

### Local Plan

The site is allocated as Green Belt within the adopted Local Plan.

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 following policies are of relevance to this proposal:-

Policy D1 High Quality Design and Place Making  
Policy SD1 Presumption in favour of Sustainable Development  
Policy GD1 General Development  
Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt

### Supplementary Planning Document

House Extensions

### **Representations**

Neighbour notification letters were sent to surrounding properties; no comments have been received.

### **Consultations**

Highways- No objection.

Hunshelf Parish Council- No observations.

### **Assessment**

#### Principle of development

As the property is set within the Green Belt policy GB2 of the Local Plan would apply.

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:

- 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.

The sizes of a building as existing and proposed will be compared by reference to their gross floorspace, using the following guidelines: Floorspace will be calculated by external measurements of the building. Floorspace within roof spaces will not be taken into account. Outbuildings will not be taken into account when calculating original floorspace (but will be taken into account when calculating the cumulative additions to the original dwelling).

The Design and Access statement states that the property was constructed in 1947. From looking at the Council's historic mapping system the dwelling first appears on the Ordnance Survey map dated 1960 and appears to be the same footprint as the dwelling at present. Further there is no relevant planning history from looking at the Council's records and as such it can be ascertained that the footprint of the dwelling at present is original. As such, the original dwelling, as stood in 1948 measured 136.7sqm (ground floor at 106sqm and first floor at 30.7sqm).

It is considered the addition of the extensions would be in line with the rules on extensions and alterations of buildings within the green belt as the extensions would increase the size of the dwelling to 151.6sqm, an increase of 14.9sqm (11%) and as such would not exceed the size of the original building. Notwithstanding this, the assessment will also need to take into account whether the extension would have a harmful impact on the appearance, or character and whether it will preserve the openness of the Green Belt. This will be discussed in further detail below.

#### Residential amenity

The proposed extensions are well contained within the dwellings curtilage. The existing dwelling is set within a fairly isolated location with open fields to the east of the property. The nearest residential property is Bank View to the west of the site and then the residential dwellings directly opposite the site.

The extension to the dwelling is single storey and would not be overbearing to nearby residential properties, especially given the separation distances between the existing site and nearby dwellings (approximately 18m from the dwelling to Bank View and 29.6m to the dwellings opposite the site).

There are a number of new windows and openings that could have the potential for overlooking and impact on the privacy of nearby residential dwellings, however there are no immediate properties to the north or east of the site, the habitable room windows facing south are set an adequate distance from the properties directly opposite the site and there are no habitable room windows facing the west of the site facing onto Bank View. As such there will be no detrimental impact in terms of overlooking or privacy.

The proposal is considered to be acceptable in terms of overlooking/loss of privacy impact in accordance with the SPD House Extensions and Local Plan policy GB2.

### Visual Amenity

The House extensions and other alterations Supplementary Planning Document states that

“The front elevation of a building is the most important for its contribution to the street scene. Generally, 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. Large extensions and conservatories are likely to appear particularly intrusive and will not normally be acceptable” and goes on to explain that “Extensions at the front of individually-designed, detached houses, which are set back from the highway or set on staggered building lines, may, in certain circumstances, be acceptable. However, the extension must complement the original house and not adversely affect any adjacent property or the street scene”.

The proposed extension is sited to the west of the site. The property is set well back from the highway and adjacent to the extension is an existing retaining wall and a some large trees in the nearby property. It's noted that there will be views of the extension from the road however it is considered that as the extension is single storey and well set back. It is a modest addition and would still seek to be subservient to the existing dwelling due to its small set back from the front of the dwelling. Further, the design of the works are in keeping with the existing dwelling, being constructed from a hipped roof and matching materials which could be conditioned as per any approval.

In terms of its impact upon the openness of the green belt, it is considered that there will be a small area of domestic garden lost however the extension is considered to be well contained within the site and would not conflict with openness of other purposes of including land within the Green Belt due to the above assessment and would not harm the visual amenity of the surrounding area nor Green Belt in this location and would be in accordance with policy D1 and GB2.

### Highway safety

The proposal does not result in the loss of off street parking or the requirement for additional provision and as such is considered acceptable in terms of its impact on highway safety.

### **Recommendation**

**Approve with conditions**