Our Ref: **HA-21-01-PS**

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PLANNING STATEMENT.

To support permitted development application
To use existing first floor space as bedroom accommodation
Including the installation of new roof lights at:

Hill Crest, Lund Lane
Lundwood, Barnsley
S71 5PE

February 2021

Prepared on behalf of:

Mr D. Flynn
Hill Crest, Lund Lane,
Lundwood, Barnsley S71 5PE

RIBA
Royal Institute of
British Architects

Architects Registration Board

1. Introduction

1.1 HIRST ARCHITECTURE LTD. has been instructed by the applicant to submit an application to *Barnsley Metropolitain Borough Council* for approval under *Permitted Development: Proposed Use*.

1.2 The proposal constitutes Permitted Development under Class C – *Other alterations to the roof of a dwelling house (Sch. 2 Pt. 1 Class C)* of *The Town and Country Planning (General Permitted Development) (England) Order 2015.*

1.3 This statement will describe the site and surroundings, document the site's planning history and assess the proposals against relevant planning policy. It is concluded that approval should be granted.

2. Local Context

The property consists of a three bedroom detached bungalow in which occupies a large rectangular plot approaching ½ an acre. The site is located in the Green Belt within a row of individually designed detached dwellings on Lund Lane, Lundwood. The properties are all of different ages, sizes and type, and are surrounded by open green belt to the North and Eastern boundaries; the property is also within five minutes walk of the Trans Pennine Trail Link.

Hill Crest is set at a higher level than the road, there is a slightly inclined driveway leading up to the property which is set around the rear and East of the site. The property also benefits from a large front garden to the south. To the West of the site is a bungalow of similar proportion and large scale commercial buildings situated adjacent to the North West.



Above: Photograph of Hill Crest taken from South Eastern boundary adjacent to Lund Lane.

3. Requirement for Development

The detached bungalow is in need of full modernization. Historically the property was the family home of the owner/occupier of the adjacent neighboring property Meadowbank for over 51 years.

The property has remained vacant for over 3 years until recently purchased by the applicant Mr Daniel Flynn on the 14th august 2020 with the intention of renovation including the addition of one bedroom to satisfy the family's special requirements a long term family home.

4. Planning History

4. The following application is relevant to this application:

Application Number:	**2017/0738**
Application Type:	Householder
Decision Type:	Withdrawn Decision Type (Agent advised this was due to the abortion of sale)
Development Description:	Erection of side extension, alterations to roof to provide additional living accommodation. Installation of dormer windows and erection of detached garage.
Development Address:	**Hill Crest, Lund Lane, Lundwood, Barnsley, S71 5PE**
Officer:	James Hyde
Applicant:	Mr Brian Pickersgill
Agent:	Andrew Bailey Architects
Received Date:	26/05/2017
Registered Date:	06/09/2017
Pre-application advice:	*"Andrew,* *I recently received a pre application enquiry regarding the extension and alteration of the above property. The alterations include a side extension, increased eaves height and replacing the hip roof with a gable roof (with increased ridge height and associated rooflights and dormers). This would allow for the existing 3 bedroom bungalow, with all accommodation on the ground floor, to transform into a 4 bedroom dormer bungalow with accommodation over 2 floors. The proposed alterations would require planning permission.* *The site is within the Green Belt, as allocated in the UDP proposals maps, and, as such, saved UDP policy GS8E 'Replacement, Alteration & Extension to dwellings in the Green Belt' is relevant. That policy states 'in the case of extension or alteration, the total size of the proposed and previous extensions does not exceed the size of the original dwelling and the original dwelling forms the dominant visual feature of the dwelling as extended'.* *A detached garage is also shown on the layout plan, although a garage could be accommodated under permitted development rights where it did not have an eaves height in excess of 2.5m and a ridge of 4m (given the proposed position on the plot), it would still count as extended floorspace, in accordance with policy GS8E.* *It is acknowledged that given the modest hipped roof there is minimal usable floor space within the loft at present. The proposed alterations would result in usable floor space within the roof, however, based on policy and recent appeal decisions, the provision of rooms within the original roof footprint would not count as*

additional floorspace created as, technically, it is already there. As a result, only the floor space of the ground and first floors of the extension, as well as the garage, would be counted.

The original dwelling (minus the later additions) measures approximately 101m2. The proposed extension and garage would equate to circa 92m2. Therefore, the proposals would comply with policy GS8E in that the proposed and previous extensions would not exceed the size of the original dwelling.

In terms of design the host property would be dominated by the extensions and its character changed. However, a number of permitted development alterations could have a similar impact. Furthermore, Lund Lane is made up of a mixture of styles, ages, sizes and designs of dwelling, as such, it would not appear an alien feature on the street scene to the detriment of visual amenity.

A few minor points, ideally the dormers would line up vertically with the openings below and the main front entrance into the property is a little underwhelming and anonymous."

5. Planning Policy

As recognised in the previous application the site is within the Green Belt, as allocated in the UDP proposals maps, and, as such, saved UDP policy GS8E 'Replacement, Alteration & Extension to dwellings in the Green Belt' is relevant for a planning application.

This application aims to develop the property using Permitted Development Rights. The proposal constitutes Permitted Development under Class C – *Other alterations to the roof of a dwelling house (Sch. 2 Pt. 1 Class C)* of *The Town and Country Planning (General Permitted Development) (England) Order 2015.*

In order to comply with the conditions outlined in Part C of the Permitted Development Order the following considerations have been taken into account:

- No alterations will protrude more than 0.15meters beyond the plane of the slope of the original roof when measured from the perpendicular with external surface of the original roof.
- No part of the proposed alteration shall be higher than the highest part of the roof.
- No part of the proposed shall include installation, alteration or replacement of a chimney flue or soil and vent pipe.
- No part of the proposed includes the installation or alteration of solar photovoltaic's or solar thermal equipment.
- All proposed roof windows that can be opened are more than 1.7meters above the floor of the room in which the windows shall be installed.

6. Conclusion

The proposal is deemed to have positive social benefits as it will enable the vacant property to fulfill the requirements of a local family to inhabit the building thus removing the requirement for this family to acquire a home from Barnsley's local housing stock.

The minimal impact of this proposal has positive environmental benefits in the way that is does not extending into the greenbelt, it is one of the most un-obtrusive way to develop the property without the addition of external development (other than roof windows). This proposal has minimal Impact on the amenity of the area. The application is deemed to be minor in comparison to the historic proposals in application 2017/0738.

It is considered that these benefits outweigh any negatives of the proposal thus it is concluded that approval for this application should be granted.