

PLANNING STATEMENT

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Proposed Extensions and Alterations at Anchor Farm, Elmhurst Lane, Silkstone, S75 4LD

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1. Introduction

This Planning Statement has been prepared in support of a householder planning application for the proposed extension and alteration works at Anchor Farm, Elmhurst Lane, Silkstone.

The application seeks permission for extensions, internal reconfiguration, and associated elevational changes to an existing dwelling located within the Green Belt.

This statement should be read in conjunction with the submitted drawings:

- 25-172-01B
- 25-172-02B
- 25-172-03B
- 25-172-04B

2. Site and Surroundings

The application site relates to Anchor Farm, a detached residential property located off Elmhurst Lane, Silkstone. The site is set within a rural context and falls within the designated Green Belt.

The property occupies a defined residential curtilage, as illustrated on the Site and Location Plans (Drawing 25-172-04B).

The surrounding area is characterised by:

- Agricultural land and open countryside
- Sporadic residential development
- Traditional farmsteads and converted rural buildings

The existing dwelling is of a traditional form with later additions and outbuildings.

3. Planning History and Context

While the detailed planning history is not set out within this submission, the proposal has been designed with full regard to:

- The Green Belt designation
- The scale of the original dwelling
- Established domestic use of the site

The submitted drawings explicitly acknowledge the relevant Green Belt test.

4. Description of Development

4.1 Overview

The proposal comprises a comprehensive redevelopment of the existing dwelling, including:

- Extensions at lower ground, ground, and first floor levels
- Reconfiguration of internal layouts
- Creation of additional accommodation
- Formation of terraces and glazed balcony features
- External material enhancements

4.2 Lower Ground Floor

A new lower ground level is introduced to the rear of the dwelling, accommodating:

- Games room and bar
- Cinema room
- WC facilities

This level is partially set into the site, minimising visual impact when viewed externally.

4.3 Ground Floor

The ground floor is reconfigured and extended to provide:

- Open-plan kitchen, dining, and sitting areas
- Lounge and office space
- Utility, plant room, and ancillary spaces
- Direct access to external terraces

The layout significantly improves circulation and modern living standards.

4.4 First Floor

The first floor provides enhanced bedroom accommodation, including:

- Five bedrooms
- Multiple en-suite facilities
- Dressing rooms
- Family bathroom

This represents a rationalisation and improvement over the existing arrangement.

4.5 Second Floor

A modest second floor space is retained/created for storage purposes, contained within the roof form.

4.6 External Appearance

The elevational treatment includes:

- Heritage-style brickwork
- Composite timber cladding
- Glazed openings and balcony features

These materials provide a contemporary interpretation of rural character.

5. Scale and Floor Area Assessment

The submitted plans set out the following floor areas:

Existing:

- Ground Floor: 103m²
- First Floor: 56m²
- Second Floor: 25m²
- **Total: 184m²**

Proposed:

- Ground Floor: 77m²
- First Floor: 121m²
- **Total: 198m²**

Importantly, the development redistributes floor space vertically rather than creating disproportionate sprawl, which is a key consideration in Green Belt policy.

6. Planning Policy Considerations

6.1 National Planning Policy Framework (NPPF)

The NPPF states that extensions within the Green Belt are not inappropriate provided they do not result in disproportionate additions over and above the size of the original building.

The proposal complies with this requirement because:

- The overall increase in floorspace is minimal
- The bulk is carefully managed
- The extensions remain subordinate to the host dwelling

6.2 Green Belt Assessment

The proposal has been designed to ensure:

- No material encroachment into the wider countryside
- Retention of openness when viewed from surrounding land
- Built form remains visually contained within the established curtilage

The inclusion of a lower ground floor further reduces perceived massing.

6.3 Design and Character

The design:

- Reflects local vernacular through material choices
- Introduces contemporary elements in a controlled manner
- Enhances the overall appearance of the dwelling

6.4 Residential Amenity

Given the isolated rural setting:

- There are no material impacts on neighbouring amenity
- No overlooking, overshadowing, or loss of privacy arises

7. Impact Assessment

7.1 Visual Impact

The extensions are largely contained to the rear and integrated into the existing form. The use of levels and terraces reduces prominence.

7.2 Green Belt Openness

The limited increase in floorspace and careful massing ensure that openness is preserved.

7.3 Highways and Access

No changes to access arrangements are proposed. The development remains residential in nature and does not materially increase traffic generation.

7.4 Sustainability

The proposal improves the building's functionality and allows for modern construction methods and potential energy efficiency upgrades.

8. Planning Balance

In determining this application, the key consideration is whether the proposed development constitutes inappropriate development within the Green Belt and, if so, whether any harm is clearly outweighed by other considerations.

As set out within the NPPF, extensions to existing dwellings are not inappropriate provided they do not result in disproportionate additions over and above the size of the original building. The assessment of "disproportionate" is therefore central to the planning balance.

8.1 Assessment of Harm

The potential harm arising from the proposal is limited to:

- The definitional consideration of whether the extension could be perceived as disproportionate
- A minor increase in built form within the curtilage

However, the proposal demonstrates that:

- The overall increase in floorspace is modest
- Development is largely contained within the existing residential envelope
- The introduction of a lower ground floor reduces the apparent massing
- The built form remains visually subordinate to the host dwelling

As such, any perceived harm to openness is negligible and limited in spatial and visual terms.

8.2 Benefits of the Proposal

The scheme delivers a number of clear benefits:

- A comprehensive rationalisation of the internal layout, significantly improving functionality

- Enhanced living conditions for the occupants through modern, adaptable spaces
- Visual enhancement of the dwelling through high-quality materials and coherent design
- More efficient use of the existing curtilage without encroachment into the wider countryside

8.3 Overall Balance

When weighed in the planning balance:

- Any limited harm to the Green Belt (if identified) is clearly outweighed by the modest scale of development and the qualitative improvements delivered
- The proposal aligns with the intent of national policy in allowing proportionate extensions to existing dwellings

Accordingly, the development should not be regarded as inappropriate development in Green Belt terms. Even in the event that a minor degree of harm is identified, this is decisively outweighed by the benefits of the scheme.

9. Conclusion

The proposed development represents a well-considered and policy-compliant extension to an existing dwelling within the Green Belt.

Key conclusions are:

- The scale of development is not disproportionate relative to the original dwelling
- The design respects the rural context and enhances the property
- There is no harm to Green Belt openness
- There are no adverse impacts on neighbouring amenity

Accordingly, the proposal fully accords with national and local planning policy and should be supported.