
2024/0813

██████████
28 Royd Lane, Higham, Barnsley, S75 1PH

Two storey side extension and front porch.

Site Description

The application relates to a backland plot located to the west and south of Royd Lane, to the north-west of Higham Recreation Ground and to the east of the M1 motorway. The application site is in the Green Belt and an Air Quality Management Area. The surrounding area is principally residential alongside some agricultural and commercial uses and green spaces. A grade II-listed farmhouse is located to the south-east.

The property in question is a two-storey end-of-terrace dwelling that has been historically converted to form a single larger dwelling from two properties. The property is constructed of red brick and has a pitched roof with concrete interlocking pantiles. The property features an existing single storey porch with a mono pitched roof on its north-east facing elevation with an existing timber shed also fronting this elevation. A modest garden is located to the side with a large, detached outbuilding positioned to the northern boundary. Another outbuilding has been demolished. Hard standing to the north-east of the dwelling serves as parking.



Planning History

There is one previous planning application associated with this site.

1. B/78/4286/DT – Extension to existing foldyard to convert to cubicle house and conversion of existing building into cowshed and milking parlour. – Historic.

Proposed Development

The applicant is seeking permission for the erection of a two-storey side extension and a porch to the north-east facing elevation of the dwelling.

The proposed two-storey side extension would project from the north-west facing elevation of the dwelling by approximately 4.5 metres with a depth of approximately 7.2 metres. The extension would be set back from the north-east facing elevation by approximately 0.6 metres and would adopt a pitched roof with an approximate eaves and ridge height of 5.3 metres and 7.1 metres respectively.

The proposed porch would replace an existing porch and would project from the north-east facing elevation of the dwelling by approximately 1.4 metres with a width of approximately 2.2metres. The porch would adopt a mono pitched roof with an approximate eaves and ridge height of 2.5 metres and 2.9 metres respectively.

The proposed extension and porch would be constructed of closely matching external materials.



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 site is allocated as Green Belt land in the adopted Local Plan.

- ***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 D1: High quality design and place making.***
- ***Policy GD1: General Development.***
- ***Policy T4: New Development and Transport Safety.***
- ***Policy POLL1: Pollution Control and Protection.***
- ***Policy AQ1: Development in Air Quality Management Areas.***

Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

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 and beautiful places.***
- ***Section 13: Protecting Green Belt land.***

Other Material Considerations

- ***South Yorkshire Residential Design Guide 2011.***

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties. No representations were received.

Assessment

Principle of Development

Extensions and alterations to a domestic property are acceptable in principle if they would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety. Development should also not have a harmful impact on the appearance or character and will preserve the openness of the Green Belt.

Green Belt Assessment

Extensions and alterations to an existing domestic property are acceptable in principle if cumulatively development would not amount to more than a doubling of the size of the original building. Original means as existed in 1948 or, in relation to a building constructed later, as it was built. Outbuildings will not count as original floor space but will be considered when calculating the cumulative additions to the original building.

The original buildings are shown clearly on a 1960 OS map as a row of 4no. terraced dwellings. At some point, 26 Royd Lane and 28 Royd Lane were converted into a single larger dwelling which now forms the current application property and curtilage.

The two properties prior to conversion are therefore considered the original buildings. The original buildings have a total original floorspace of approximately 165.2m² measured externally over two storeys, while the proposals, including existing outbuildings, would result in approximately 119.31m² of cumulative floorspace. The proposals are therefore not considered to amount to more than a doubling of the original buildings, in accordance with Local Plan Policy GB2. Nevertheless, to avoid any further potential harm to the Green Belt, some permitted development rights will be removed.

The proposal is therefore considered to comply 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 and would be acceptable.

Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposals would not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling. Development should also not have a harmful impact on the appearance or character and will preserve the openness of the Green Belt.

The proposed side extension would adopt a sympathetic form and features, including a pitched roof, closely matching external materials and a modest scale. The extension would be set back from the north-east facing elevation of the dwelling and would be set below the ridge of the existing roof. The extension would adopt a sideways projection of more than two-thirds the width of the original dwelling (28 Royd Lane), contrary to the House Extensions and Other Domestic Alterations SPD. However, at some point, 26 Royd Lane and 28 Royd Lane were converted into a single larger dwelling which now forms the current application property and curtilage. The proposed extension would not appear excessive in relation to the combined width of the converted properties. Moreover, as the application site is set away from the principal highway, the extension would not be prominently visible and would therefore not significantly alter nor detract from the character of the street scene. Likewise, the provision of patio doors on the north-east facing elevation would be acceptable in this instance, given the backland location of the application property.

The proposed porch would replace an existing porch of a similar scale and appearance on the north-east facing elevation of the dwelling.

In relation to the openness of the Green Belt, the proposal would be implemented within the existing residential curtilage of the application property, would be attached to the application property and would be constructed of appropriate materials. The proposal would therefore not harm the openness or visual amenity and character of the Green Belt.

The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and Local Plan Policy GB1: Protection of Green Belt. The proposal would therefore be acceptable regarding visual amenity.

Residential Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposals would not adversely affect the amenity of neighbouring properties.

The proposed side extension would be erected on the north-west facing side elevation of the dwelling and away from surrounding neighbouring properties. Any potential overshadowing would therefore likely be limited to the application curtilage. The proposed porch would be erected to the north of and adjacent to a neighbouring porch of a similar scale. The proposed porch is therefore unlikely to result in significantly increased overshadowing.

The proposal includes first-floor windows located on all elevations of the side extension. The north-east facing windows would face towards the residential curtilage of The Cowshed. However, while these windows could contribute to increased overlooking, any potential impact would likely be similar to that which exists because of existing first-floor windows facing the same direction. Moreover, the occupant(s) of The Cowshed were notified of the application and no objections were received. The north-west facing windows are larger with Juliet balconies but would face into the application site. The south-west facing windows would face towards an area of private land with the M1 motorway beyond. However, the land is comprised of vegetation overgrowth and detached outbuildings with the gradient falling to the south-west therefore reducing any potential overlooking and loss of privacy. Moreover, any potential impact would likely be similar to that which exists because of existing first-floor windows facing the same direction.

The proposal would not result in significantly reduced levels of outlook.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and would be acceptable regarding residential amenity.

Highway Safety

The proposal would not be prejudicial to highway safety as existing off-street parking arrangements, which could accommodate a minimum of two vehicles, would be maintained.

The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and would be acceptable regarding highway safety.

Other Matters

The application site is in an Air Quality Management Area and therefore, in accordance with Local Plan Policies POLL1 and AQ1, the hours in which any development works are permitted to be carried out will be conditioned.

**Recommendation -
Approve with Conditions**