

Applicant: Ann Rutland

Description: Erection of single storey rear and side extensions and new pitched roofs over existing part first floor and bathroom (revised proposals compared with planning permission 2021/0434)

Site Address: 22 Carr Head Road, Howbrook, Sheffield, S35 7HG

Site Location and Description

The application relates to an end terrace cottage which sits within a converted farm complex. The dwelling fronts an access track and has its main gardens adjacent to the side elevation. There are some outbuildings to the rear of the property which form part of the former farm outbuildings and adjoin the application property and neighbouring dwellings. The dwelling has a two-storey projection to the rear which has a flat roofed first floor.

There are attached neighbouring dwellings to the North and West of the site, forming part of the converted Carr Head Farm. There are open fields to the front (South) of the property and a recently constructed dormer bungalow, built on a lower level, to the East.



Site History

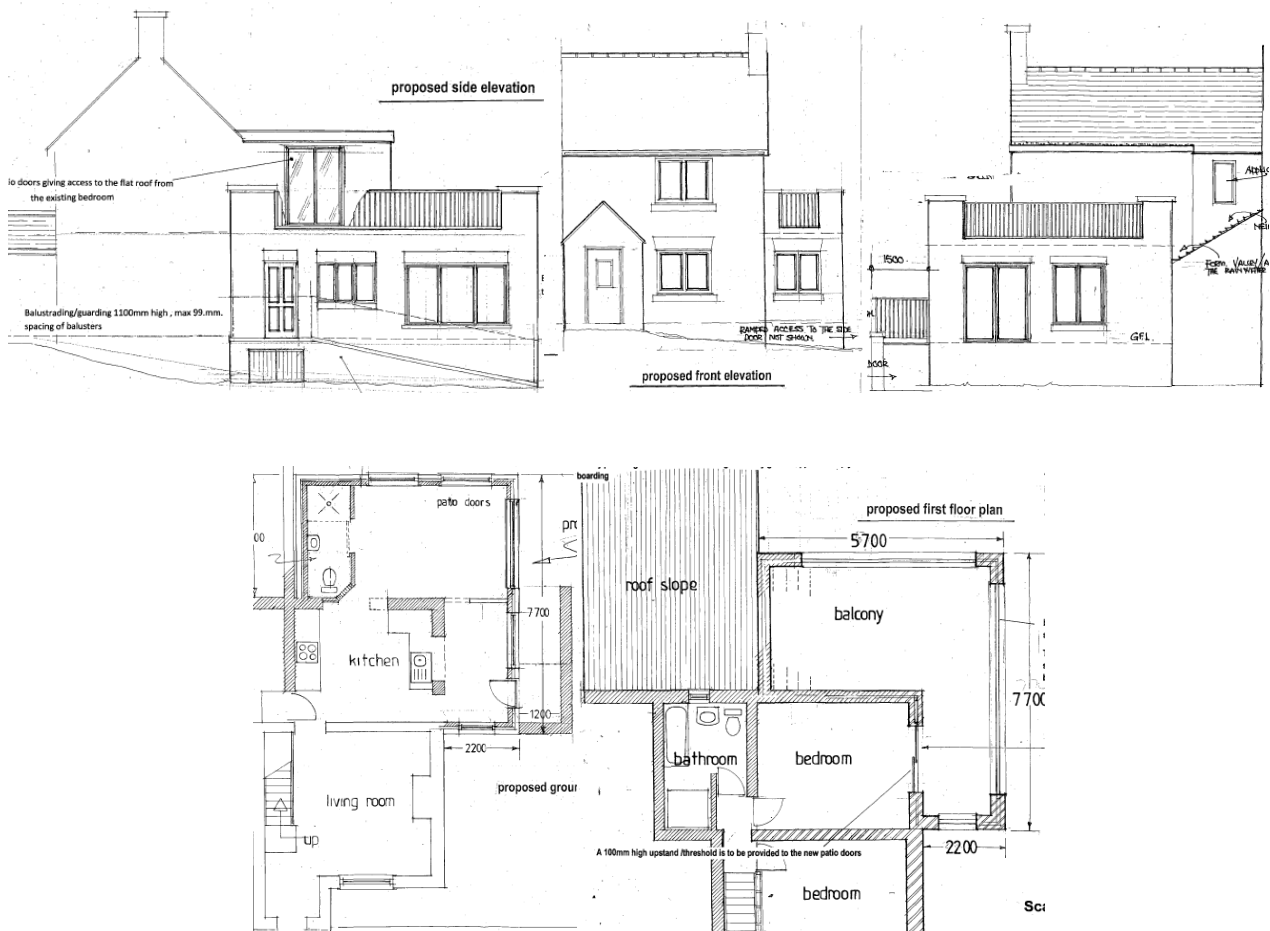
2019/0861 - Erection of single storey extensions to the side and rear including provision of first floor balcony above, new first floor patio windows, new ramped entrance to the side with underbuild and external rail and balustrades – withdrawn due to concerns over residential amenity and the amount of floor space being created.

2020/0479 - Erection of single storey extensions to the side and rear including provision of first floor balcony above, new first floor patio windows, new ramped entrance to the side with underbuild and external rail and balustrades – refused for the following reasons;

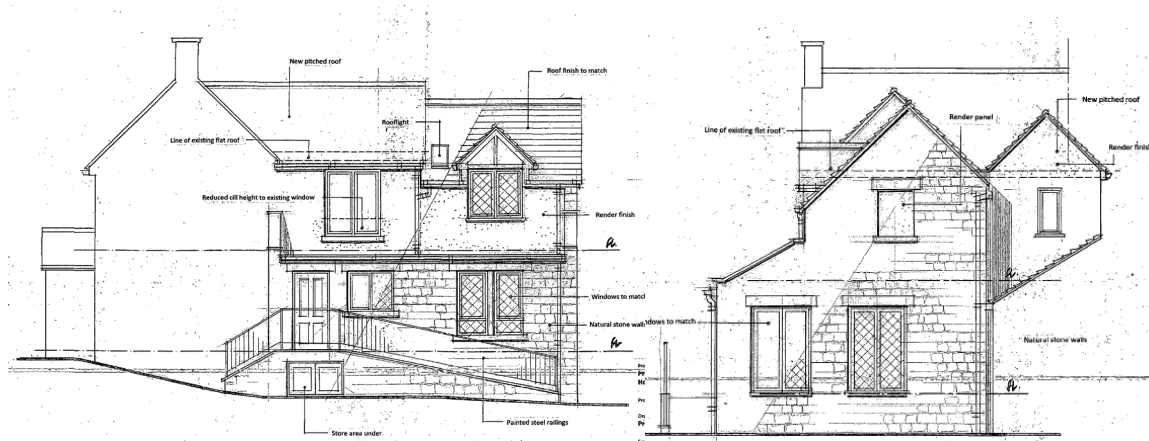
In the opinion of the Local Planning Authority, the proposed balcony would be materially detrimental to the amenities of the occupants of the adjoining dwellings due to increased overlooking, resulting in a loss of privacy, contrary to Local Plan Policies GD1 and the Council's Supplementary Planning Document 'Design of Housing Development'.

In the opinion of the Local Planning Authority the proposed extension would be contrary to Policies D1 & GB2 of the Local Plan and the Council's Supplementary Planning Document 'Design of Housing Development' in that its design, size and fenestration would be architecturally inconsistent and incongruous with the character of the property, to the detriment of visual amenity.

Refused elevations and plans



2021/0434 - Erection of two storey rear extension with part single storey side extension and new pitched roofs over existing part first floor and bathroom – approved

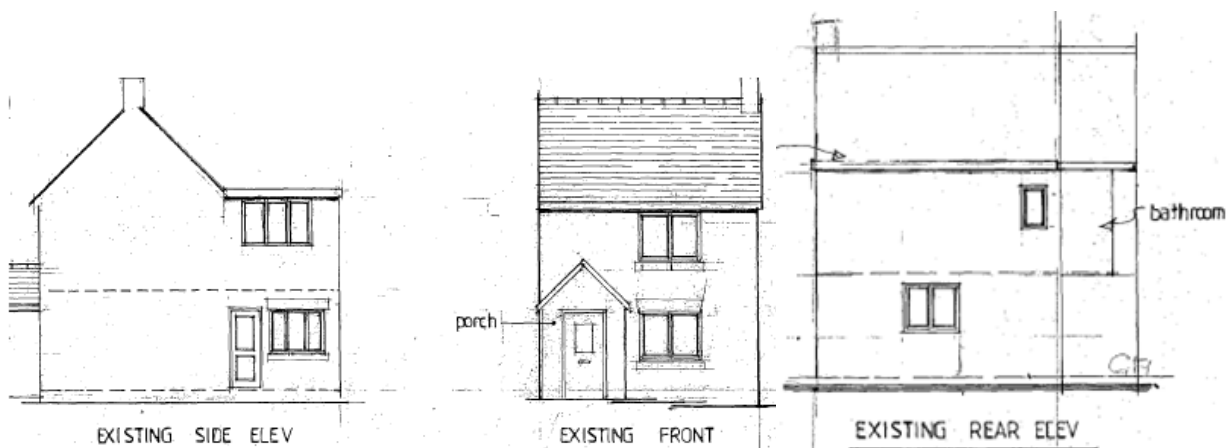




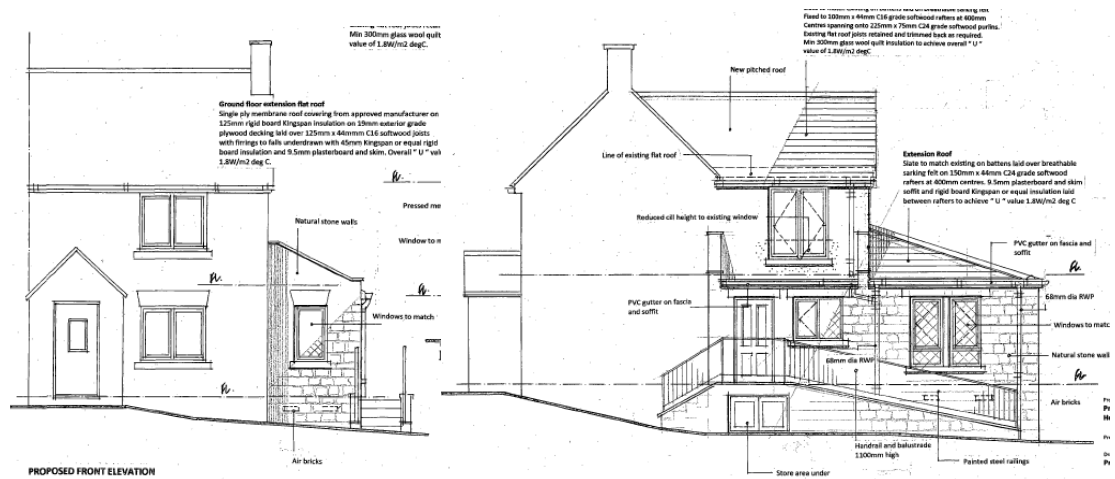
Proposed development

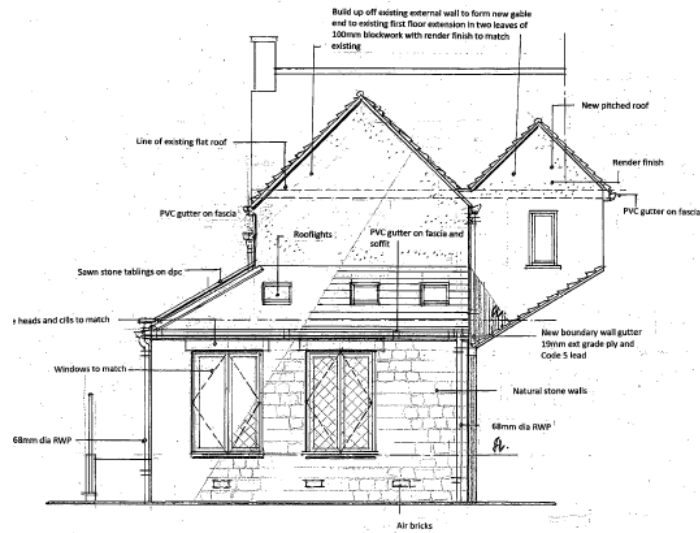
Following on from the previous approval (Ref: 2021/0434) given the rising material and construction costs the applicant has scaled back the proposals and removed the previously approved first floor element. As such, the proposal now consists of a pitched roof over the existing flat roof and wrap around side/rear single storey extension with associated access ramp/stairs. The accommodation proposed includes a sunroom, utility room and WC.

Existing elevations



Proposed elevation





Policy Context

The site is set within Green Belt as shown on the Proposals Map of the Adopted Local Plan

Relevant Local Plan policies include:

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.

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.

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.

Supplementary Planning Documents

- House Extensions and Other Domestic Alterations

Other

South Yorkshire Residential Design Guide

NPPF

The NPPF 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.

Paragraphs of particular relevance to this application include:

Para 111 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 126 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Para 149 - A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

Consultations

Conservation Officer – no comments

Representations

No objections

Assessment

Principle of Development

Extension or alteration of a building within the Green Belt are acceptable where the total size of the proposed and previous extensions does not exceed the size of the original building. Furthermore, the development must not have a harmful impact on the appearance, or character of the host property and will preserve the openness of the Green Belt.

A larger part 2 storey, part single storey extension was previously approved on the site. This proposal simply seeks to reduce the scale of the previous approval by removing the two-storey element. The footprint of the previously approved extension would remain the same, as would the side extension and the pitched roof over the existing flat roof.

Green Belt

Local Plan Policy GB2 and NPPF Paragraph 149 both state that extensions or alterations of a building within the Green Belt are acceptable where the total size of the proposed and previous extensions does not exceed the size of the original building.

As outlined in the extract below, the previously approved larger extension was deemed acceptable in terms of Local Plan Policy GB2 and NPPF paragraph 149. Given the current proposal actually reduces that floorspace by removing the first-floor element, there is no conflict with Green Belt policy;

The floorspace of the original dwelling measures circa 66.5m², including the ground floor rear projection. The existing first floor extension measures circa 20m² and the proposed extensions measure circa 40m², which equals a total of 60m² in extensions excluding the outbuildings.

There is a shed and cabin within the gardens of the property, which equate to circa 12m², as such, the total additions to the property (including the existing extensions and outbuildings and proposed extensions) are circa 72m² compared to an original floorspace of 66.5m². Therefore, the additions would be 5.5m² over and above the original floorspace. However, there is also a covered area attached to the rear of the dwelling which is currently being used as a log store which formed part of the original farm complex, as such, it is arguable that that floor space could

offset the modest outbuildings. In any case, permitted development rights will be removed to limit further extensions and outbuildings in order to preserve the openness of the Green Belt.

Visual Amenity

The dwelling is in a relatively non prominent position at the end of an access track, as such, there are limited views from the highway. However, there are views of the property across open fields from public footpaths and vantage points.

The applicants still propose pitched roofs over the existing flat roofs which arguably improvement visually amenity and are also more reflective of the host dwelling. The proposed single storey side extension and the associated steps and ramp remain largely as previously approved. When viewed from the front of the property the approved and proposed schemes would appear identical.

The main difference with this application over the previous approval is the removal of the first-floor gable extension. The rear extension would retain the same footprint as previously approved but would be single storey with a pitched lean to roof over. This would create a simple wrap around single storey addition. The fenestration of the proposed scheme would be reminiscent of the approved scheme and reflect the openings in the host property.

Given the comments above, the proposal would harmonise with the host property and would maintain the visual amenity of the area, in accordance with Local Plan policies D1 and GB2.

Residential Amenity

Given the footprint of the extension and the window/opening arrangements remain largely as previously approved, given the first-floor element is removed, the current scheme would have less of an impact on neighbouring residents than the previous scheme, in accordance with Local Plan GD1.

Highway Safety

The proposed extension would have no impact on current parking arrangements or highway safety.

Conclusions

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the revised scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation:

Approve subject to conditions;