

2022/0214

Mr Durr

Additional level to part of building and associated alterations

The Cottage, The Kennels, Renald Lane, Hoylandswaine, Sheffield, S36 7JX

Background

The following applications are of relevance to The Cottage and The Kennels:-

81/1545 – Erection of agricultural stores and loose boxes – Approved with conditions

81/0449 – Erection of outbuildings and stables – Approved with conditions

95/0043 – Change of use of existing buildings to boarding kennels and cattery – Approved with conditions

2010/1445 – Conversion of former Kennels into dwelling – approved with conditions

2015/0723 - Erection of a detached garage block – refused due to size and as the garage was set outside of the curtilage of the dwelling

2015/0721 – Erection of 1 stable block – refused due to scale and lack of justification

2016/0502 - Erection of a detached double garage – approved with conditions

2016/0981 - Erection of a detached double garage (amended scheme 2016/0502) – approved with conditions

Description

The Kennels is a single storey stone built dwelling which was formerly used as a kennel and cattery. Planning permission was granted for its use as a dwelling in 2010.

The property is set adjacent to and shares an access with a large dwelling known as the Cottage, set to the north west, which is also owned by the applicant. The property has the benefit of a detached garage approved in 2016 which is set to the north east and within the curtilage of the dwelling. The site is visible from Renald Lane and is set within the Green Belt. The surrounding land consists of open fields and agricultural land.



The Kennels

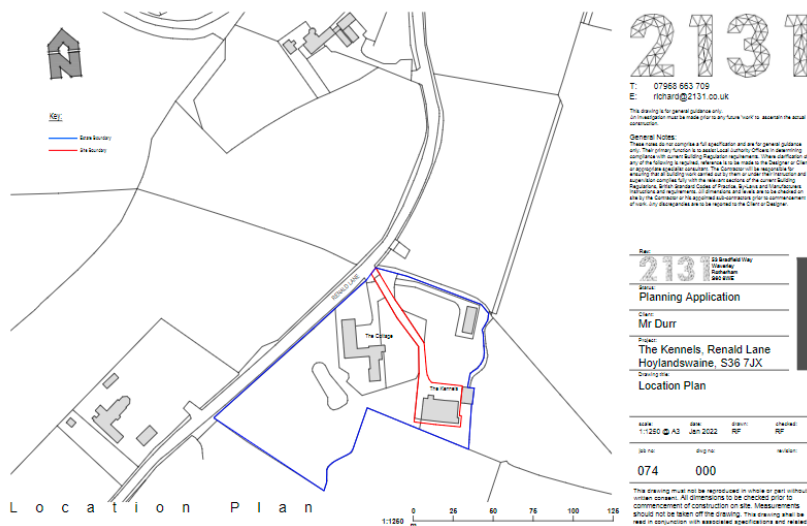
The Kennels prior to conversion



Proposed Development

The proposal involves the erection of a roof extension to part of the dwelling to provide an additional floor level. The extension will allow for 4 bedrooms to the first floor and internal changes to the ground floor.

The extension has been designed with feature glazing and a canopy to the front elevation and a number of additional windows/rooflights to the side and rear elevations. The extension would be constructed using matching materials. The proposed extension has a floor area of approximately 191.9sqm.





Policy Context

NPPE

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 set within an area of Green Belt.

The new Local Plan was adopted at the full Council meeting held on the 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011). In reference to this application, the following policies are relevant:

Policy D1: High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

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.

All such development will be expected to:

- Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and
- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.

The supporting text states:-

The NPPF states that an extension to a building is not inappropriate if it does not result in disproportionate additions over and above the size of the original building. We will allow extensions provided that cumulatively they would not amount to more than a doubling of the size of the original building. Original means as existing in 1948 or, in relation to a building constructed later, as it was built. A house which has been subdivided will not be considered as the original building. In the case of a replacement building, the original building means the building that was replaced.

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).

SPD: House extensions

Supplementary Planning Document - House Extensions sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals should:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

Consultations

Penistone Town Council – No comments

Representations

None received

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 states that: 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 policy also states that such development will be expected to:

- Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and
- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.

The proposal involves the erection of an additional floor to part of the dwelling. In terms of the floorspace measurements, the detached garage approved in 2016 had a floor area of approximately 72.5sqm whereas the existing dwelling has a floor area of 323.9sqm. The proposed extension has a floor area of approximately 191.9sqm, therefore the total extensions (measured externally) would amount to 264.4sqm which is less than 100% of the original floor area. Whilst the floorspace element of GB2 is satisfied, the proposed additional floor adds significant bulk to the dwelling and its appearance and impact upon the openness of the Green Belt must be carefully assessed below.

Visual Amenity

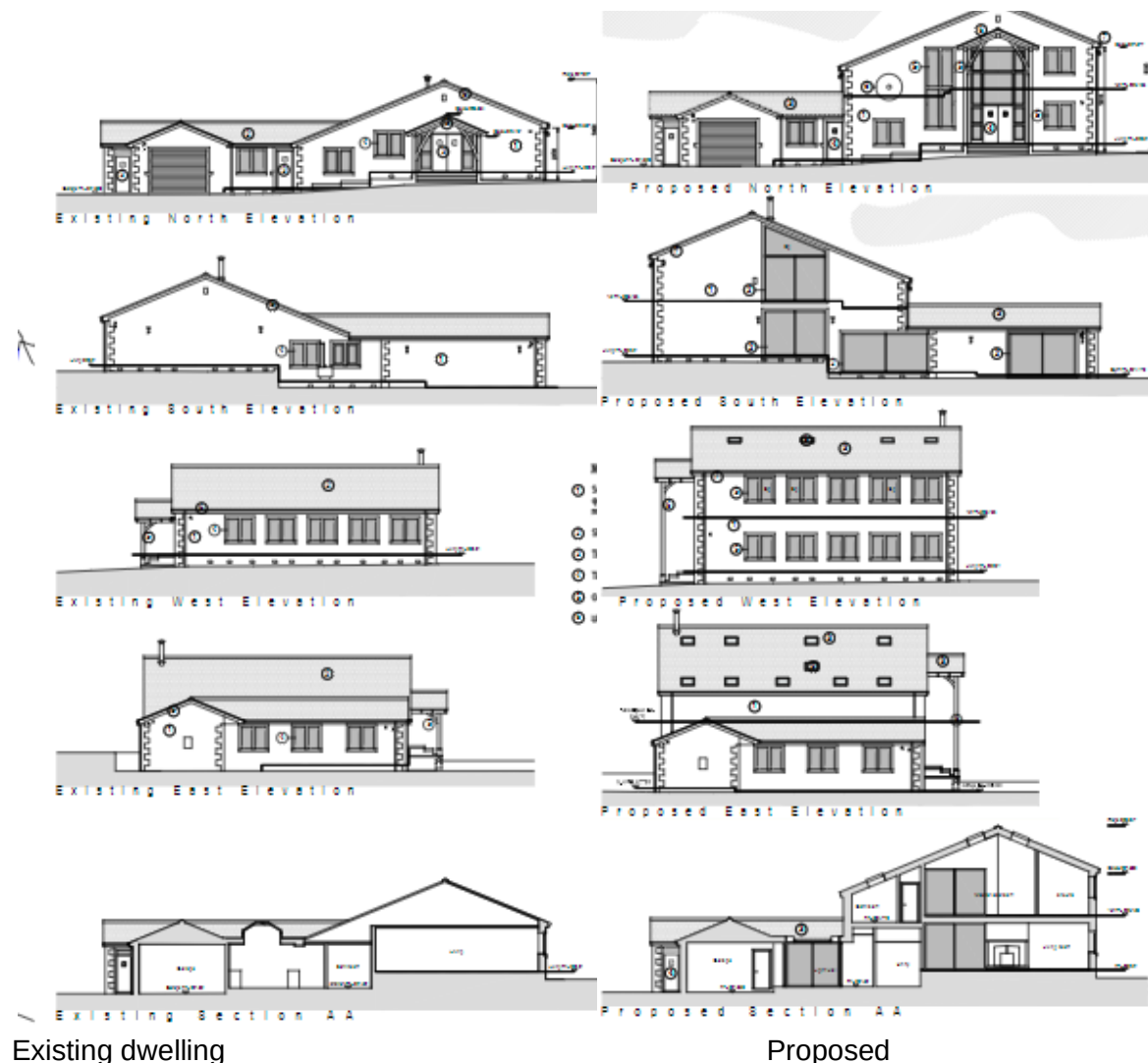
The proposal involves a large extension above the existing roof of the western part of the dwelling to allow for an additional storey. The proposal incorporates large amounts of glazing to the frontage and a significant number of additional windows/rooflights and a large area of roof slope. The proposal put forward would significantly increase the floor area of the dwelling and the extension would add an additional storey and significant bulk to the dwelling.

Policy GB2 states that '*development should be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials.*'

The original planning permission for the conversion of the building was granted as the proposal did not require substantial alterations or extensions, in order to function as a dwelling. A condition requiring removal of permitted development rights was also imposed on that approval which highlights the sensitivity of any further alterations to the building. It is felt that the large extension would go against policy GB2 and the aims of the original approval, and the character of the building would be harmed as a result.

The proposal would significantly increase the floor area of the dwelling and its scale, massing and design would result in the dwelling becoming much more visible from surrounding areas than the existing low-level building. The proposal would have a significant impact upon visual

amenity, resulting in a prominent and dominant dwelling that would be harmful to the openness and visual amenity of the Green Bel and a significant move away from the existing low scale character of the existing building.. The proposal is therefore contrary to policy GB2 and D1 of the Local Plan and the SPD.



Residential Amenity

The neighbouring dwelling, The Cottage is set approximately 26m from The Kennels so the proposal should not cause any significant overbearing or overshadowing impact. The main windows of the proposed extension face away from the habitable windows of The Cottage, therefore there should not be any significant increased overlooking impact.

Highway Safety

The proposed extension would not affect the turning and parking areas and is considered to be acceptable in terms of highway safety. The Highways Officer has no objections to the proposal.

Recommendation

Refuse

