

2022/1165

Applicant: Mr M Needham

Demolition of existing dwelling and erection of a replacement dwelling with solar PV panels, air source heat pump, package treatment plant and detached garage

56 Hill End Road, Mapplewell, Barnsley, S75 6DX

Site Description

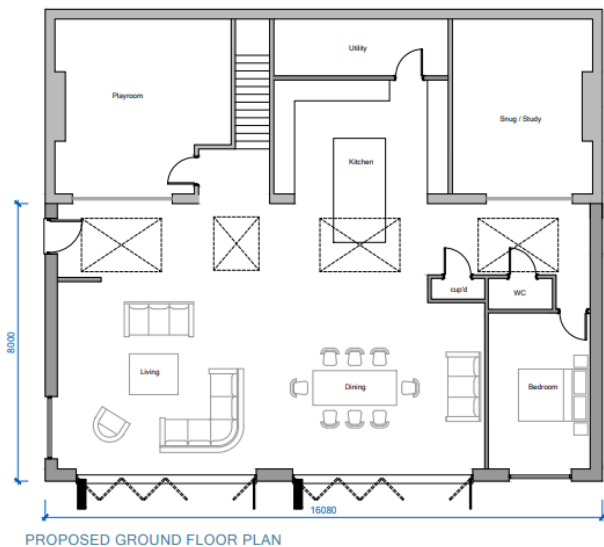
The application site refers to a residential dwelling/plot located on Hill End Road in Mapplewell. The site is large for a standard singular domestic plot (measuring a total of c.2670sqm), with the existing dwelling located in the North-East of the site, immediately adjacent to Hill End Farm to the East. The existing building located on site is rectangular in shape, constructed from stone, with the front elevation painted white. The dwelling is two storey, with a footprint of 90sqm and floorspace size of 180sqm. The site has an extant planning approval (2022/0631) for the erection of a single storey rear extension measuring 8m x 16m. When built out, the total footprint of the dwelling would be 219sqm, with a floorspace of 308sqm. There is an existing access in the North-East of the site.

The site is located in the Green Belt, however the majority of Hill End Road is residential and is located in the Urban Fabric. One of the buildings located on Hill End Farm to the East has recently gained planning permission to convert an agricultural building into a dwelling (2022/0683). The surrounding street scene is largely residential dwellings with a mixture of dwelling type, external materials and overall appearance. The site is located within a high-risk development area in terms of coal mining legacy.

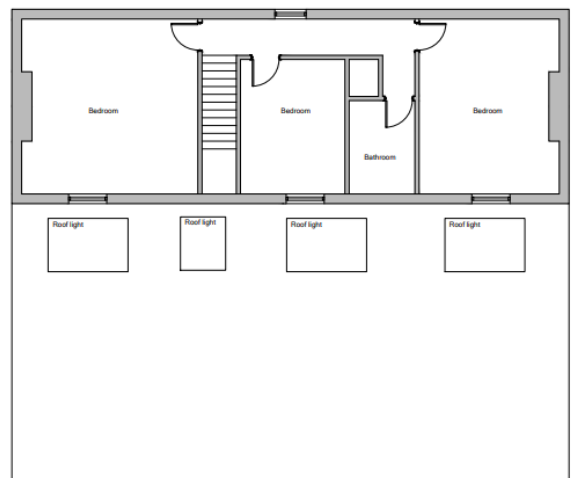
Existing dwelling and access, as viewed from Hill End Road



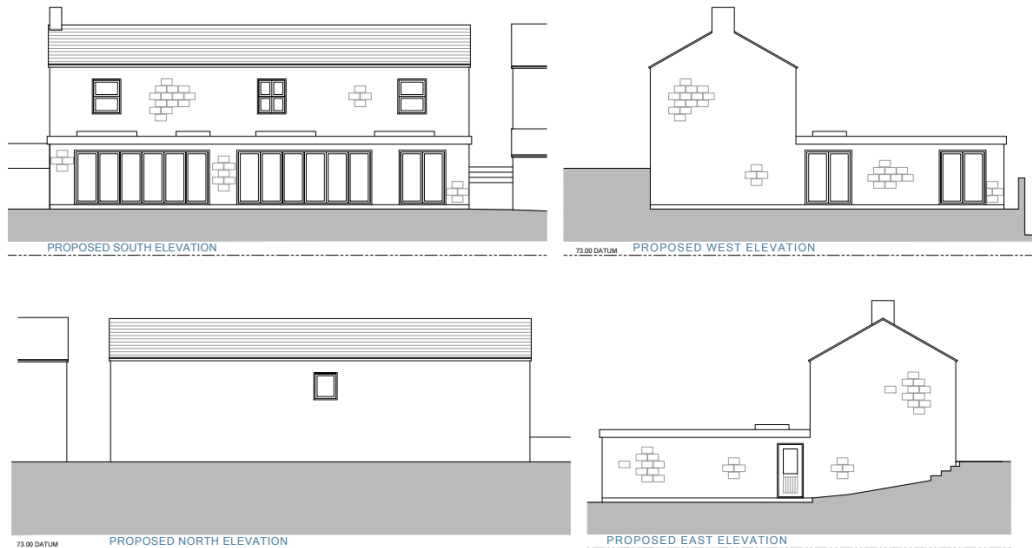
Existing Plans and Elevations, including extension approved under 2022/0631):



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



Relevant Site History

2022/0631 – Erection of single storey rear extension projecting out 8m, with an eaves height of 2.98m and an overall height of 2.98m (Prior notification householder) (Prior Approval – Not required)

Proposed Development

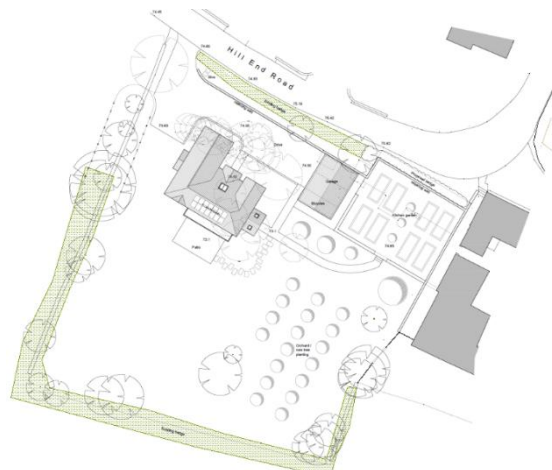
The applicant is seeking approval to demolish the existing dwelling and erect a replacement dwelling elsewhere on the site, with solar PV panels, an air source heat pump (ASHP), package treatment plant and detached outbuilding located to the front of the dwelling. The access in the North-West of the site will be reinstated, slightly widened leading to a resurfaced parking area to the front and side of the dwelling leading to the detached garage to the front. The detached outbuilding will house a double garage and bicycle store.

The development will significantly transform the site with the removal of trees to make way for the dwelling but the planting of a kitchen garden to the North-East of the site, an additional hedgerow across the site frontage and an orchard to the South-East of the dwelling itself.

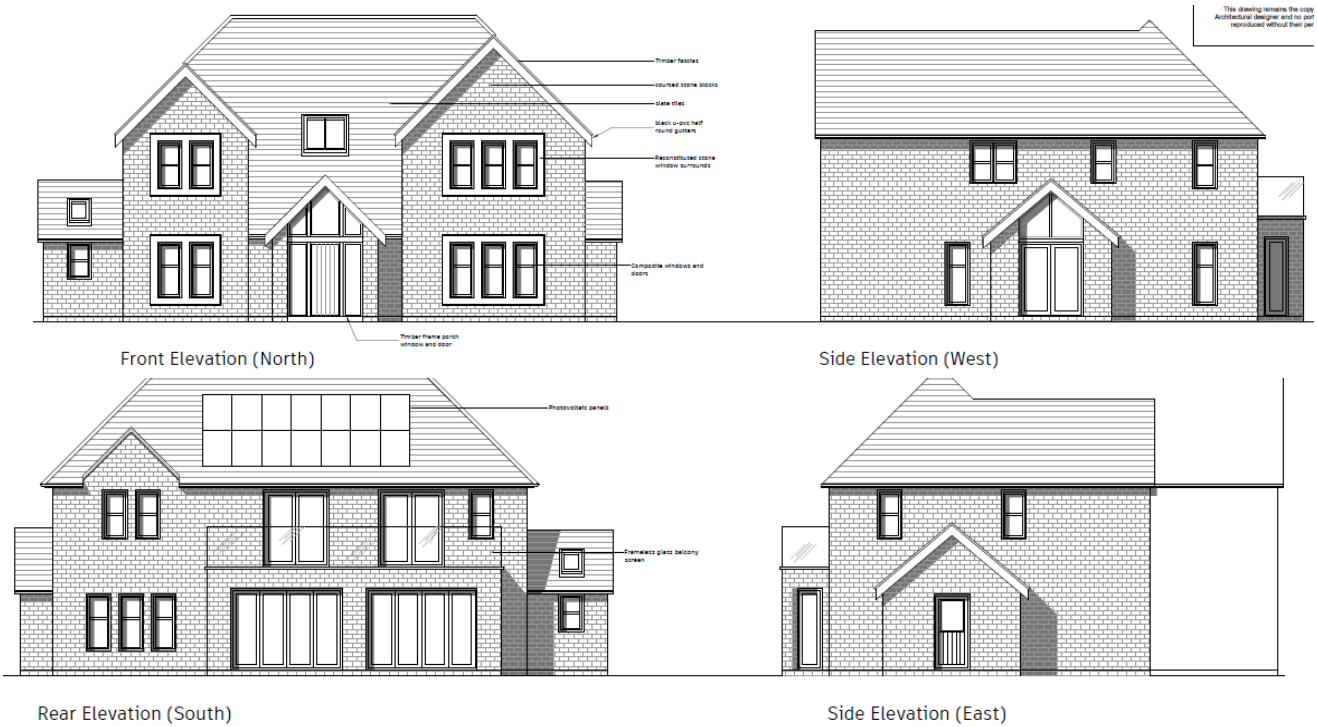
The size and scale of the proposed dwelling has been reduced from a floorspace (measured externally) of 317sqm to 281sqm. The total floorspace created, taking into account the outbuilding and the balcony is 331.4sqm. The dwelling is designed with 2 x two-storey offshoots to the front, connecting to a sloping roof, with a maximum roof ridge height of 8.65m at the highest point. The highest eaves height (measured from the rear elevation) is 5.15m.

The proposed outbuilding is rectangular in shape measuring 6m x 8.4m with three separate sections – a garage, a car port and a bicycle store. The garage is designed with a pitched roof with a height of 2.2m to the eaves and 4.15m to the roof ridge finishing in timber cladding and slate tiles.

Proposed Site Plan:

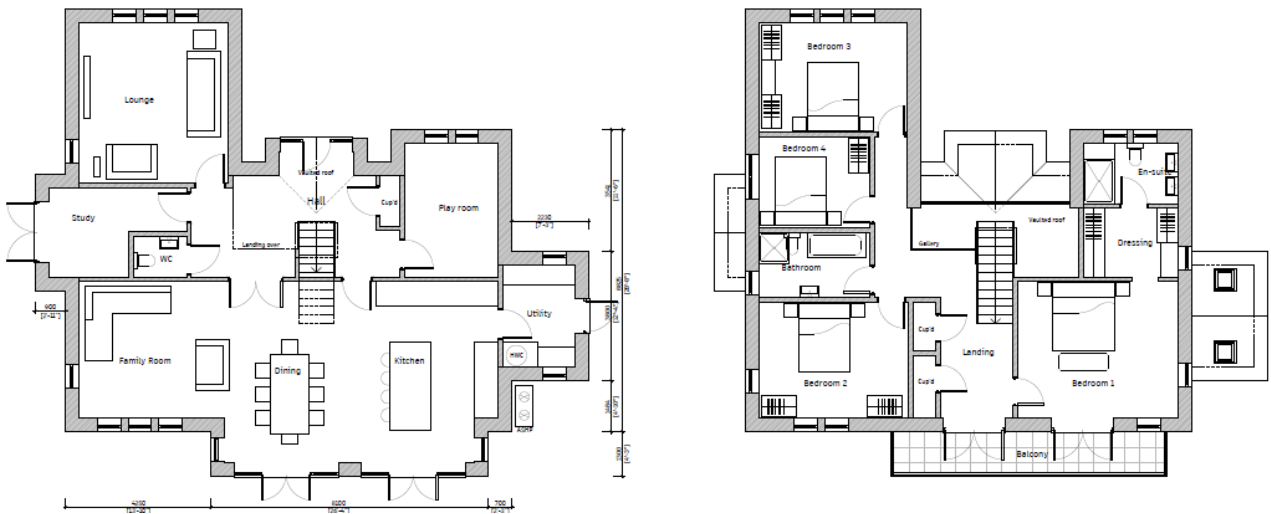


Proposed Elevations and Floor Plans



Rear Elevation (South)

Side Elevation (East)



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan (adopted January 2019), alongside the Joint Waste Plan and relevant neighbourhood plans, form the statutory development plan for Barnsley. It establishes policies and proposals for the development and use of land up to the year 2033 and will be used when considering planning applications and to coordinate investment decisions that affect the towns, villages and countryside of Barnsley. The Local Plan supersedes the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

The Local Plan was adopted by the Council in January 2019 and the Council has also adopted a series of Supplementary Planning Documents which are other material considerations. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application.

In reference to this application, the following policies are relevant:

SD1: Sustainable Development

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.

T3: New Development and Sustainable Travel – New Development will be expected to:

- Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists.
- Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people set out in the relevant Supplementary Planning Document.

T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Poll1: Pollution Control – Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people. Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

H1: The number of New Homes to be built – We will seek to achieve the completion of at least 21,546 net additional homes during the period 2014 to 2033. A minimum five-year supply of deliverable sites will be maintained.

H2: The distribution of New Homes – The allocation of new homes is distribution across the various wards and areas in Barnsley, with urban Barnsley receiving the majority.

H4: Residential Development on Small Non-allocated Sites – Proposals for development on sites below 0.4 hectares (including conversions of existing buildings and creating dwellings above shops) will be allowed where the proposal complies with Other Relevant Policies in the Plan.

H6: Housing Mix and Efficient use of Land - Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population. Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs.

H9: Protection of Existing Larger Dwellings – Development within the curtilage of existing Larger Dwellings will be resisted where it will have an adverse impact on the setting of the original dwelling, and the size of the remaining garden area.

BIO1: - Biodiversity and Geodiversity – Development will be expected to conserve and enhance the biodiversity and geological features of the borough. Development will be expected to conserve and enhance the biodiversity and geological features of the borough

GB1: Protection of Green Belt – The detailed boundaries are defined on the Policies Map. Green Belt will be protected from inappropriate development in accordance with national planning 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:

Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces.

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.

Dividing an existing house to form smaller units of accommodation.

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

CC1: Climate Change – the Council will seek to reduce the causes of and adapt to the future impacts of climate change.

CC2: Sustainable Design and Construction – Development will be expected to minimise resource and energy consumption through the inclusion of sustainable design and construction features, where this is technically feasible and viable. All non-residential development will be expected, to achieve a minimum standard of BREEAM 'Very Good' (or any future national equivalent). This should be supported by preliminary assessments at planning application stage.

CC4 – Sustainable Drainage Systems (SuDs) – Development will be expected to minimise resource and energy consumption through the inclusion of sustainable design and construction features, where this is technically feasible and viable. All non-residential development will be expected, to achieve a minimum standard of BREEAM 'Very Good' (or any future national equivalent). This should be supported by preliminary assessments at planning application stage.

RE1; Low Carbon and Renewable Energy – All developments will be expected to seek to incorporate initially appropriate design measures, and thereafter decentralised, renewable or low carbon energy sources in order to reduce carbon dioxide emissions and should at least achieve the appropriate carbon compliance targets as defined in the Building Regulations.

Poll1: Pollution Control and Protection - Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people. The Council will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.

Supplementary Planning Documents

- Design of housing development
- Parking
- Sustainable Travel
- Trees and Hedgerows

NPPF

The National Planning Policy Framework 2021 (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 there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, unless the application of policies in the Framework that protect areas or assets of

particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

5 Delivering a sufficient supply of homes

Paragraph 80 relates to isolated homes in the countryside, allowing them only under specific circumstances including where the design is of exceptional quality in that:

“it is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and

would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area”.

12 Achieving well designed places

Paragraph 134 requires that development that is not well designed be refused, but conversely: ‘*significant weight should be given to:*

- a. *development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*
- b. *outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit with the overall form and layout of their surroundings’.*

13 Protecting Green Belt Land

Paragraph 147 states that, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 148 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. “Very special circumstances” will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 149 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are :

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) 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;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:–

not have a greater impact on the openness of the Green Belt than the existing development; or–

not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

15 Conserving and enhancing the natural environment

Para 174 states that planning decisions should contribute to and enhance the natural and local environment by d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Para 180 states that when determining a planning application, local authorities should apply the following principles a) if significant harm to biodiversity, resulting from development, cannot be avoided (through locating on an alternative site with less harmful impacts) adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

Other material considerations

South Yorkshire Residential Design Guide - 2011

Consultations

Biodiversity – Initially requested further information and alterations to the ecological impact assessment. Upon receipt of this, no objection was raised.

The Coal Authority – No objection subject to condition requiring a site investigative survey prior to development commencing.

Contaminated land officer – No comments.

Demolition – No comments

Forestry Officer – the scheme will require the removal of three category C trees to allow for the new access and the removal of a category C group of trees for the dwelling itself. None of these trees to be removed are of particular note and certainly would not merit protection in their own right to prevent removal. No objection to the proposal from an arboricultural perspective. Tree protection measures have been provided as part of the arboricultural documents and these detail how the trees will be retained and protected from harm during the proposed works. I can confirm that the measures laid out are appropriate and proportionate and as such I would ask that these documents be conditioned to be complied with on the permission. The documents show that a significant amount of new planting is to be provided, this is welcomed to mitigate the tree loss and no objection is raised subject to the landscaping scheme is facilitated and conditions ensure the development strictly adhere to proposed plans.

Highway Drainage – No objection raised.

Highways DC – No objection raised subject to conditions and an informative note.

Pollution Control – Initially requested further information in regard to the Air Source Heat Pump. Upon receipt of this, no objection was raised subject to conditions.

SYMAS – No objection subject to condition requiring a site investigative survey prior to development commencing.

Yorkshire Water – No objection subject to conditions.

Representations

Neighbour consultation letters were sent to neighbouring residents with a site notice placed nearby; no comments were received.

Assessment

Principle of development and Impact on Green Belt

The site is situated within the Green Belt as allocated within the Barnsley Local Plan. The existing use of the land is residential which contains an extant planning permission to extend the dwelling – specifically, a prior notification for a larger homes extension measuring 8m x 16m. Local Plan Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt' allows for replacement dwellings in the green belt and states:

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:

- *Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces.*
- *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.*
- *Dividing an existing house to form smaller units of accommodation.*

All such development will be expected to:

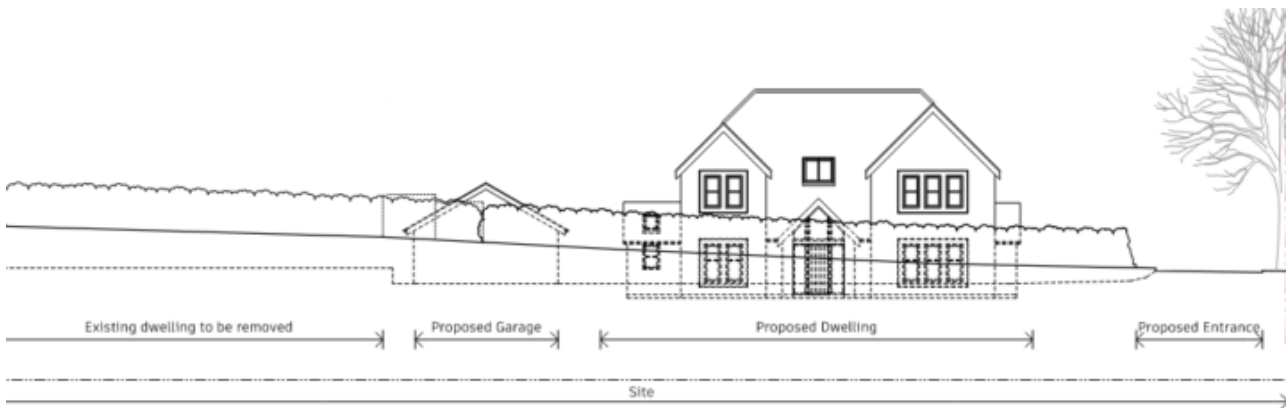
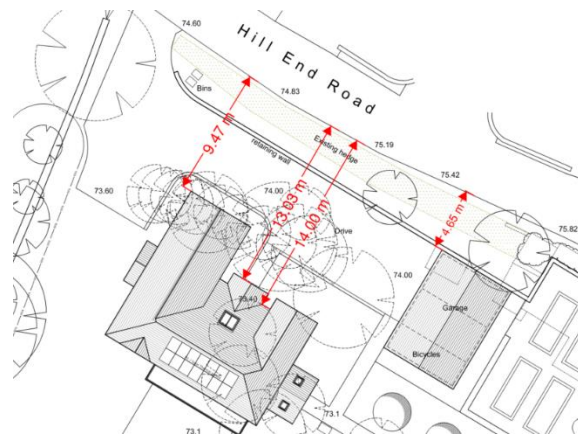
- *Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and*
- *Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.*

The NPPF also 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, with the original building being the building as it stood in 1948, or when it was built, whichever is later. The Council will allow extensions provided that cumulatively they would not amount to more than a doubling of the size of the original building. The sizes of a building as existing and proposed will be compared by reference to their gross floorspace with the exception of floorspace in the roof space.

As stated in Local Plan Policy GB2, replacement dwellings are acceptable providing that the building is in the same use and is not materially larger than the dwelling it replaces. In this case, the proposed dwelling measures 281sqm (amended – reduced scheme), which includes the balcony space. The development also includes the erection of a detached outbuilding to the front of the property which has a floorspace of 50.4sqm, resulting in a total floorspace of 331.4sqm, which is clearly greater than the existing dwelling when the extension is built out (308.1sqm). As such, in terms of floorspace, the proposed development is materially larger than the existing dwelling (+ the extant permission) by 23.3sqm (7%).

However, there are other determining matters which need to be considered as part of the development which go beyond standard floorspace calculations. Firstly, the resultant floorspace of the reduced scheme is 23.3sqm over the existing dwelling + the approved extension, which is c.7%. Bearing in mind that the existing dwelling also retains permitted development rights and has a large garden area with the potential for large domestic outbuildings which could be erected under permitted development, 7% is not considered to be excessive.

Secondly, floorspace calculation is only one element of the Council's assessment in relation to the impact on openness of the Green Belt. The existing building is directly adjacent to the road and is on a higher ground level than the proposed dwelling, which is 9.5m from the road at its nearest, with other parts of the front elevation as far as 14m from the road – see screenshot below. The proposed garage is in closer proximity to the road, at a separation distance of 4.65m, however this has a limited height at 4.15m and the existing hedgerow across the frontage will be retained, with an additional hedgerow planted in the current location of the building. This is alongside other soft landscaping elsewhere in the site, the street scene drawing shows that the garage will also entirely be screened by the hedgerows, and half of the dwelling frontage will also be screened.



SCENE

It is acknowledged that positioning the dwelling further in the site, rather than its current position within an established area of buildings could be argued to result in urban sprawl and have a greater impact on openness. However, it should be noted that the site's use is not being changed and the red line boundary is already used for domestic purposes. There is no extension into other areas within the green belt and the Council does not have any control over PD outbuildings etc which would be erected in this domestic plot, as PD rights have not been removed from the property. This application offers the Council an opportunity to control future minor development such as domestic outbuildings.

Hill End Road itself is higher than the site, with has a North to South decline with the plan showing various level datum points. The proposed dwelling is c.2m lower than the road itself, and the garage is c.1.5m lower than the road with some excavation/levelling work in the site. A street scene drawing has been included within the proposed plans which show that the garage will be almost entirely screened by the hedgerow, other landscaping and the natural level differences. Half of the frontage of the dwelling also be screened by the hedgerow and other vegetation. Indeed, the proposed development seeks to improve the visual amenity and quality of the site/green belt land by introducing elements like planned soft landscaping and an orchard which have gained the support of the Council's Tree Officer and Ecologists.

Finally, the footprint size of the proposed dwelling (153sqm) is actually smaller than the one it replaces at 218.5sqm (including the extension). The dwelling is proportionally sized for the large plot it is in (c.2670sqm), with the footprint of the proposed dwelling making up c. 6% of the entire size of the development plot. The proposed garage measures 50.4sqm which makes up 1.9% of the total site. There are also additional elements such as increased hard surfacing for the parking area, but this reuses an existing access into the plot, and the area to be hard surfaced is simply to provide suitable access to the proposed garage. measuring c.210sqm – or 8% of the entire site. As mentioned above, the hard surfacing area is set below Hill End Road and will largely be screened by the existing and proposed hedgerow on the frontage. Whilst it is appreciated that hard surfacing will have a greater impact on the openness of the Green belt than undeveloped land, such as grassland for example, the parking area is obviously at ground level and will largely be screened. Accumulatively, the total footprint of the entire site to be developed through the dwelling, outbuilding and hard surfacing accounts to 15.9% of the entire site which is not considered to be excessive or unacceptable.

It is considered that whilst the proposed development (dwelling, outbuilding and hard surfacing) is larger than the one it replaces, this is not by an excessive amount taking into account the extant approval (7%),

with the proposed dwelling actually smaller in terms of footprint and floorspace. Considering the generous size of the plot and the other material considerations raised above, the impact on the openness of the Green Belt will be significantly mitigated. The development would offer the opportunity for the Council to remove Permitted Development Rights from the site to control future impact on the openness of the Green Belt. The proposed development is considered to be in compliance with Local Plan Policies GB1 and GB2 and the principle of development is considered to be acceptable, subject to other local and national planning policies being complied with.

Residential Amenity

The existing site is domestic, with the proposed dwelling located to the North-East of the site, near to the bend in Hill End Road and adjacent to other nearby buildings in the Hill End Farm complex. The site is located in the Green Belt but Hill End Road, more generally, is largely residential with neighbouring properties immediately adjacent to the front/North of the dwelling. However, the front elevation of the proposed dwelling is 31m from the nearest property to the front (no. 155 Hill End Road). This is in excess of the minimum separation distance of 21m expected between front-facing windows. The separation distance, coupled with the fact that the dwelling is set at a lower ground level, and the significant screening on the front boundary line, will mean that the overshadowing and overbearing impact over neighbouring properties on Hill End Road is very minimal.

Additionally, there is a building to the immediate East of the site (Hill End Farm) which is currently and historically agricultural but has recently gained planning permission (2022/0683) to convert the building into a domestic dwelling. The closest point of the proposed dwelling is at a distance of 30m from the closest point of the neighbouring dwelling at Hill End Farm (when/if it is converted), this is in excess of the minimum 21m expected between habitable room windows. The proposed overshadowing and overbearing impact on the future dwelling is considered to be very minimal.

Part of the proposal includes the installation of an Air Source Heat Pump (ASHP) to the rear/Eastern side of the dwelling. Pollution Control have been consulted on the proposal and initially queried as to how noisy the ASHP would be and requested additional information to ensure that the amenity of neighbouring properties is not detrimentally impacted. The information generally indicates that the output of the ASHP will be between 40-60dB when measured from a metre away with the noise output dropping dramatically the further away the noise reading is taken. Considering that the nearest dwelling is located 30m to the East, the impact on neighbouring properties in terms of noise pollution is very minimal. Upon receipt of this information, no objection was raised.

The proposed development is considered to be in compliance with Local Plan Policy GD1: General Development and the SPD for Design of New Housing Development and acceptable in terms of Residential Amenity.

Visual Amenity

The proposed development is for a replacement dwelling set within a very large plot. The existing site is largely undeveloped with the exception of the dwelling in the North-East of the site, with the rest of the site largely unkept, some of which is overgrown. The existing dwelling is a standard ex-agricultural building constructed from stone and does not have design or architectural quality on its own merit. Its removal is not considered to be detrimental to the visual amenity or qualities of the area.

The site will require the removal of several trees within the site to make way for the dwelling, but the trees are category C with the Tree Officer not objecting to their removal stating that they are not worthy of protection on their own merit. The design of the overall scheme is clearly to increase the soft landscaping and biodiversity value on the site with significant planting of trees including a landscaped orchard and a new hedgerow on the frontage.

The design of the dwelling itself is considered to be an attractive dwelling with a fairly high roof ridge height at 8.65m, but is set back and set down from the road, reducing the visual impact on the surrounding area. The surrounding street scene is comprised almost entirely of residential dwellings, which are varied in their external appearance with no one dominant dwelling type, external materials or appearance. The proposed external materials are outlined as coursed sandstone, black/blue slates, timber composite doors and windows. The parking/driveway materials is outlined as permeable aggregates on an ecogrid system. All of these external materials are considered to be acceptable in principle, but further details will need to be received and agreed with the LPA upon commencement of development.

The proposed outbuilding is restrained in size, sympathetic to the proposed dwelling and other buildings nearby with an eaves height of 2.2m to the eaves and 4.15m to the roof ridge. It is to be finished in timber cladding with dark grey roof slates.

The proposed development is in compliance with Local Plan Policy D1 and the SPD for Design of Housing Development and is acceptable in terms of visual amenity, subject to conditions covering external materials details.

Highways Safety

The existing access in the North-West of the site which will be re-instated and further developed to include a turning area and space for the parking of numerous vehicles, significantly more than the requirement for 2 vehicles for a 3+ bedroomed property. Colleagues in Highways have been consulted on the proposal and have not objected to the development subject to various conditions and informative notes. The proposed development is in compliance with Local Plan Policy T4 and the Council's Parking SPD and is acceptable in terms of highways safety.

Ecological impact

A preliminary ecological appraisal was submitted to support the application in which the Council's ecologists assessed with various alterations/further information requested. An updated ECIA was submitted which made the requested revisions and was re-assessed with mitigation measures and biodiversity enhancement measures included. No objection was raised by the Council's ecologists subject to conditions which ensured that the mitigation measures were strictly adhered to through the development. A condition will be attached to any forthcoming decision which ensures that the development complies with sections 4.1-4.4.3 (Impact assessment, mitigation and residual effects) and sections 5.1-5.6 (Biodiversity enhancement measures) in the updated ECIA (Ref. no. 220528/ECIA/REV1 dated 8th January 2023).

Impact on Trees

The development will require the removal of several trees within the site, most pertinently the group identified as G5 (linear group of self-set cypress) which are described as a group of low quality and low value in the landscape, which the tree officer has not disputed. The tree identified as T1-C1 in the North-West corner of the site will also be removed, primarily to make the access wider and allow for safer access and egress. This has been described in the arboricultural impact assessment as having regrowth and decay, and is of low quality and value in the landscape. Again, the tree officer has not disputed this and has not objected to the proposal based on the information provided, subject to the relevant tree documents being complied with (Arboricultural Implication Study, arboricultural surveys and landscaping schemes).

Drainage

Yorkshire Water have been consulted on the proposal and initially requested further information which was provided by the agent and no objection was raised, subject to conditions.

Conclusion

The proposed development is for a replacement dwelling including solar Panels on the rear elevation, a detached outbuilding to the front housing a double garage, car port and bicycle store, additional soft landscaping and other minor changes to the site such as re-establishing the existing access in the North-West of the site and formation of parking area to the front/side of the dwelling.

The application site is in the Green Belt on a large plot for a single domestic property – measuring c.2670sqm. The existing dwelling is situated in the very North-West of the site and is two storey, with an extant approval (2022/0631) for the erection of a single storey rear extension measuring 8m x 16m, resulting in a total footprint of 219sqm and floorspace of 308sqm when built out. The proposed dwelling and outbuilding would have a footprint of 153sqm and floorspace of 331.4sqm which is larger than the dwelling it replaces, however is on a lower ground level (c.2m lower than Hill End Road itself) with significant landscaping to the front which would entirely screen the garage and the lower half of the frontage of the dwelling. Local Plan Policy GB2 allows for replacement dwellings in the green belt, providing that they are not materially larger than the existing building and do not detrimentally impact the openness of the Green Belt. In terms of floorspace, the proposed dwelling and garage is materially larger by a small amount, but it is felt that there are some mitigating factors such as

the level difference, the significant additional landscaping/ecological improvements made on site, and the large plot with the development only covering c. 15.9% of the entire site in terms of footprint. The proposed dwelling has also been reduced and an approval would allow the Council to remove permitted development rights from the site. On balance, the proposed development, whilst the floorspace is larger than the building it replaces, is considered acceptable in terms of its impact on the openness of the Green Belt, in line with the restrictions of Local Plan Policies GB1 and GB2.

The dwelling provides sufficient access/parking provision, is a minimum of 30m from nearby properties and has a very minor impact on the residential amenity of neighbouring properties. The scheme includes an ASHP which Pollution Control initially requested further information for which has been provided by the agent with pollution control raising no objection. The site is in a high-risk development area for coal mining risk but a coal mining risk assessment has been submitted which colleagues in SYMAS and the Coal Authority has been consulted on and have raised no objection subject to conditions for future investigative surveys.

The proposed design of the dwelling is considered to be suitable and will blend in successfully to the existing street scene which is primarily residential. A condition will be attached for further details of the external materials to be submitted and agreed with the LPA upon commencement.

On balance, the proposed development is considered to be in line with relevant Local and National Planning Policies and is recommended for approval, subject to conditions.

Recommendation

Approve with conditions