

2021/0852

Mr D Green

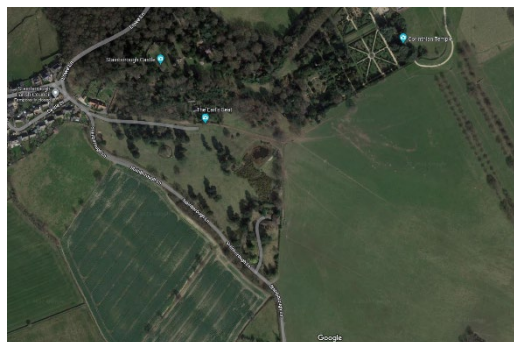
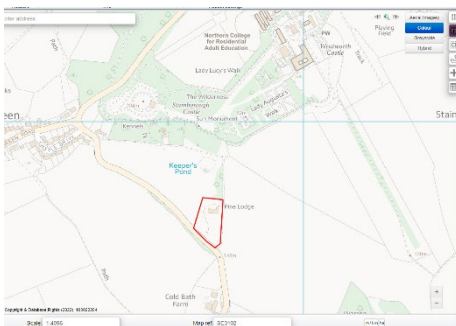
Demolition of existing bungalow and erection of new dormer bungalow with detached one and half storey outbuilding and associated works

Pine Lodge, Stainborough Lane, Hood Green, Barnsley, S75 3EZ

Site Location & Description

The site is located within rural Barnsley, to the south-west of the village of Hood Green. It is rectangular in shape and set within the south-west part of Wentworth Castle historic park and garden, a Grade I Registered Park and Garden, and Wentworth Castle and Stainborough Park Conservation Area. The site also forms part of a designated woodland belt which historically surrounded the estate.

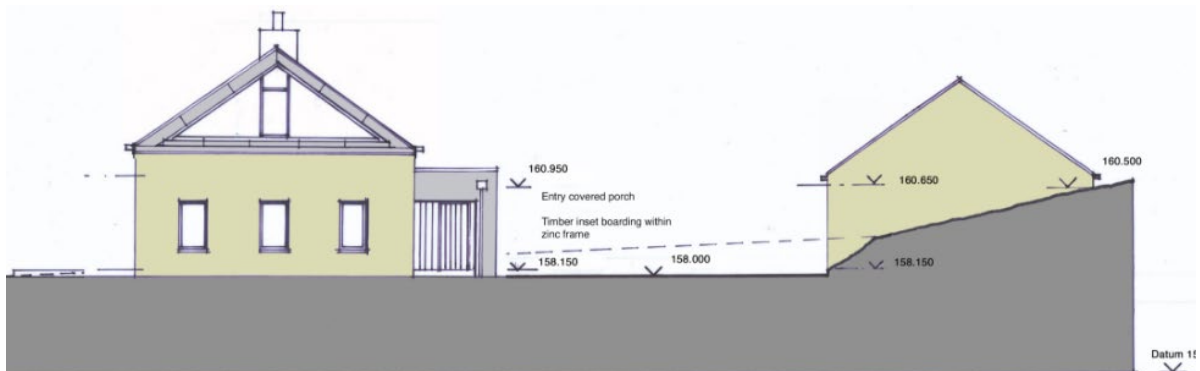
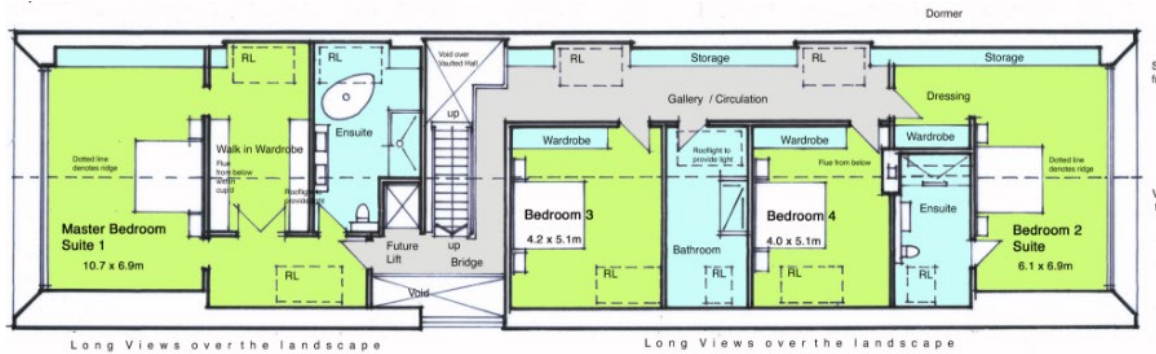
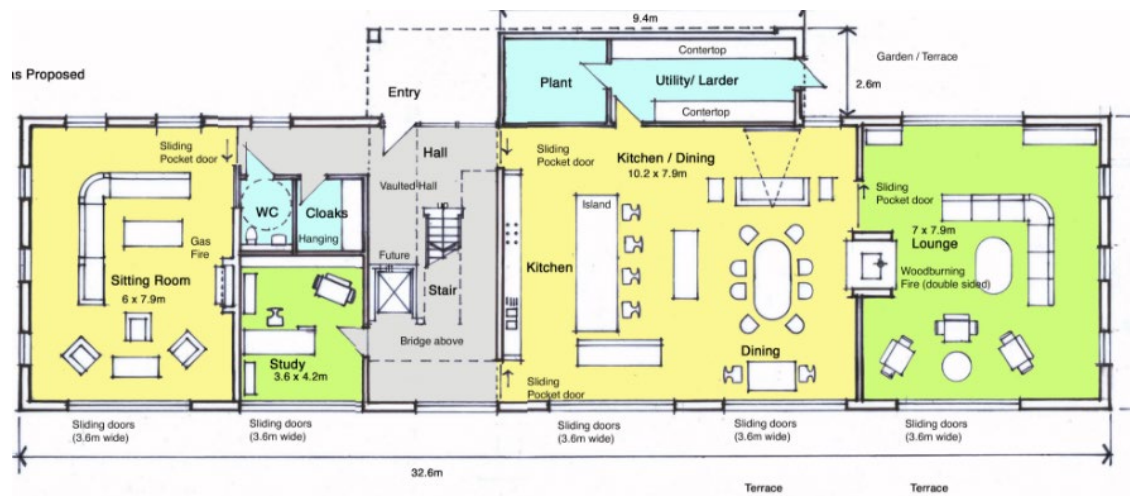
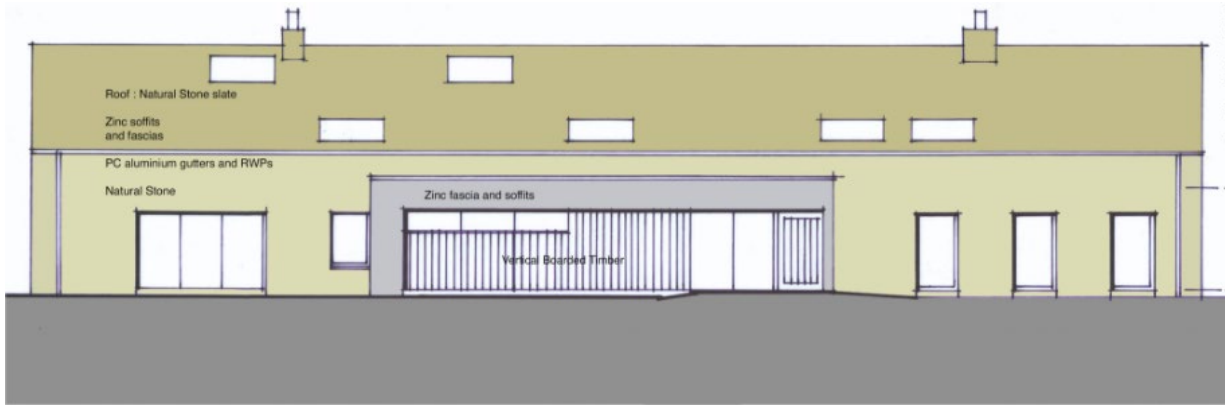
The site rises to the north, rear boundary and comprises of a late 20th century bungalow and associated extensions; a sweeping drive leads from Stainborough Lane to the south, through the gardens to the dwelling located within the north-eastern corner of the site. The property is a single storey pitched and hipped roof, stone-built dwelling which benefits from a garage and swimming pool extension to the north-eastern corner of the property.



Proposed Development

The applicant seeks permission for the demolition of the existing dwelling and the construction of a new 1 ½ storey property. The dwelling is to be arranged in a traditional manner with the living accommodation at ground floor with bedrooms and bathrooms on the upper floor within the roof space. The scheme also includes the construction of a four-bay detached garage with games room above.



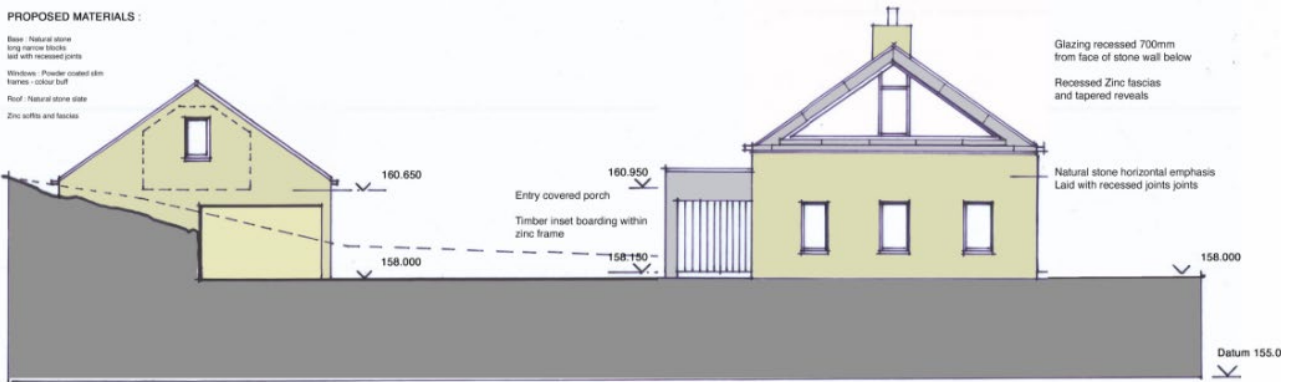


Section and Elevation facing East

PROPOSED MATERIALS :

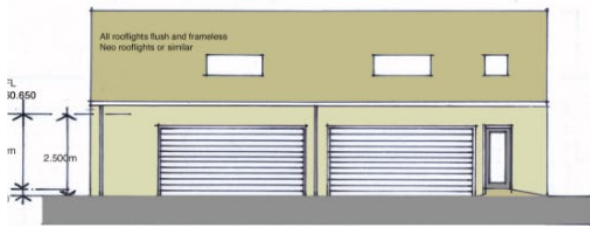
Base: Natural stone
long narrow blocks
laid with recessed joints
Windows: Powder coated slim
frames - colour buff
Roof: Natural stone slate
Zinc soffits and fascias

Glazing recessed 700mm
from face of stone wall below
Recessed Zinc fascias
and tapered reveals

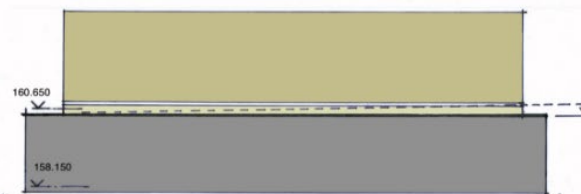


Section and Elevation facing West

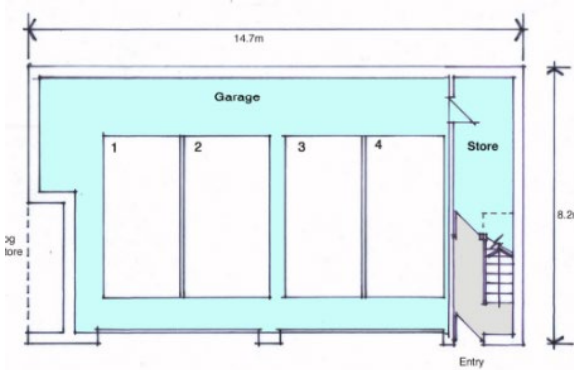
Natural stone horizontal emphasis
Laid with recessed joints



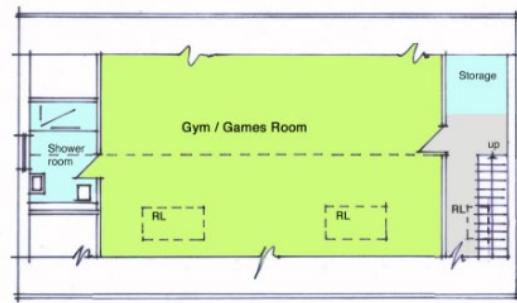
Courtyard facing Elevation facing south



Rear Elevation facing north



Ground level Plan



Room within the roof.



Planning History

2019/1526 - Demolition of existing bungalow and erection of new dormer bungalow and associated works including provision of new vehicular entrance gates – Withdrawn to address issues raised by Historic England

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

The property is located within the rural Barnsley and is designated as Green Belt in the adopted Local Plan it is also situated within the Grade I Registered Park and Garden and within the Wentworth Castle and Stainborough Park Conservation Area and therefore the relevant policies are relevant

Local Plan

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 HE1 The Historic Environment
Policy HE2 Heritage Statements and general application procedures
Policy HE3 Developments affecting Historic Buildings
Policy HE4 Developments affecting Historic Areas or Landscapes
Policy H1 'The Number of New Homes to be Built' sets the target of new homes for the plan period 2014 to 2033 at 21,546
Policy H2 'Distribution of New Homes'
Policy H4 Residential Development on Small Non-Allocated Sites, proposals will be allowed where they comply with other policies in the Plan.
Policy T3 New Development and Sustainable Travel
Policy T4 New Development and Transport Safety
Policy SD1 Presumption in favour of Sustainable Development
Policy BIO1 'Biodiversity and Geodiversity' requires development to conserve and enhance biodiversity and geodiversity.
Policy CC1 'Climate Change'
Policy CC2 'Sustainable Design and Construction'
Policy CC3 'Flood Risk'
Policy CC4 'Sustainable Urban Drainage'
Policy CL1 'Contaminated and Unstable Land'
Policy Poll1 'Pollution Control and Protection'

SPDs (Supplementary Planning Document)

Supplementary Planning Document – Design New Housing Development
Supplementary Planning Document – Parking
Supplementary Planning Document – Sustainable Travel
The South Yorkshire Residential Design Guide (SYRDG)

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.

135. Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

Chapter 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, which amongst others include:

- c) the extension or alteration of a building provided that it does not result in the 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.

Chapter 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.

Chapter 16 Conserving and enhancing the historic environment

Paragraph 189 states that heritage assets range from sites and buildings of local historic value to those of the highest significance. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

Paragraph 195 states that Local Planning Authorities should identify and assess the particular significance of any heritage assets that may be affected by a proposal (including development affecting the setting of a heritage asset) taking account of the available evidence and necessary expertise.

Paragraph 197 states that in determining applications, local planning authorities should take account of; the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.

Consultations

Historic England – No objections subject to conditions

Conservation Officer – No objections subject to conditions

Garden Trust – object – the Garden Trust consider that the proposal will cause harm to the significance of the Grade I Registered Park and Garden.

National Trust – object - the National Trust consider that the proposal will cause harm to the significance of the Grade I Registered Park and Garden.

Biodiversity – No objections subject to conditions.

Forestry Officer – No objections subject to conditions

Coal Authority – No objections subject to conditions

South Yorkshire Mining Advisory Service – no objections subject to conditions

Highways DC – No objections subject to conditions.

Drainage – No objections; happy for details to be checked by building control.

Stainborough Parish Council – No objections.

Pollution Control – No comments received.

Demolition – No comments received

Ward Councillors – No comments received

Representations

Neighbour notification letters were sent to surrounding properties and a site notice posted adjacent to the site; no comments have been received.

Assessment

Principle of Development

The site is located within the Green Belt where Local Plan Policy GB1 protects against inappropriate development in line with National Planning Policy. Whilst the erection of new buildings within the Green Belt is generally regarded as being inappropriate, the replacement of a building is an exception provided that the new building is in the same use and not materially larger than the one it replaces.

In addition Local Plan 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:

- 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 original dwelling total floor area without extensions is 213.03m²

Proposed Dwelling =

Main dwelling	32.6m x 8.6m	= 280.36m ²
Utility and plant	9.4m x 2.6m	= 24.4m ²
Total		= 304.76m ²
Garage	14.7m x 8.2m	= 120.54m ²
Overall total		= 425.3m ²

Whilst NPPF states that replacement dwellings should not be materially larger than the one it replaces, which is also re-iterated in Local Plan Policy GB2, this policy also allows for extensions to dwellings which do not exceed the size of the original dwelling. In this instance the proposed dwelling has been designed to take advantage of the additional allowance for extensions. Given that the original dwelling could be extended by up to the same footprint as that proposed it is considered acceptable in Green Belt planning policy terms, subject to assessment against other Local Plan policies as addressed below.

Visual Amenity, Impact on the Historic Landscape and Heritage Assets

As mentioned previously the site is located within the Grade I Registered Park and Garden and within close proximity to listed buildings and structures and within the Wentworth Castle and Stainborough Park Conservation Area. This means that in determining this application we are required to take on board the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

In addition, section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires LPA's to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Paragraphs 199 and 202 are other material considerations that are relevant to the assessment of the proposal, along with Local Plan policies HE1 The Historic Environment and HE4 Developments affecting Historic Areas or Landscapes

Wentworth Castle Park and Garden stands out as a magnificent example of eighteenth-century formal gardens and landscaped grounds. Its significance is exceptional in its entirety; not least as the only Grade I Registered Park and Garden in the whole of South Yorkshire, but also as one of very few estates where so much of the early eighteenth-century landscape has survived. Therefore, great consideration needs to be given to the potential impact of the proposed dwelling upon the heritage assets.

The existing building has no inherent heritage value, and its design and appearance is considered to contribute little to the setting of the Conservation Area or the setting of the Registered Park and Garden. Demolition of the existing structure therefore is of little concern, but its replacement will require very careful design and be of a high quality as this is a Grade I landscape.

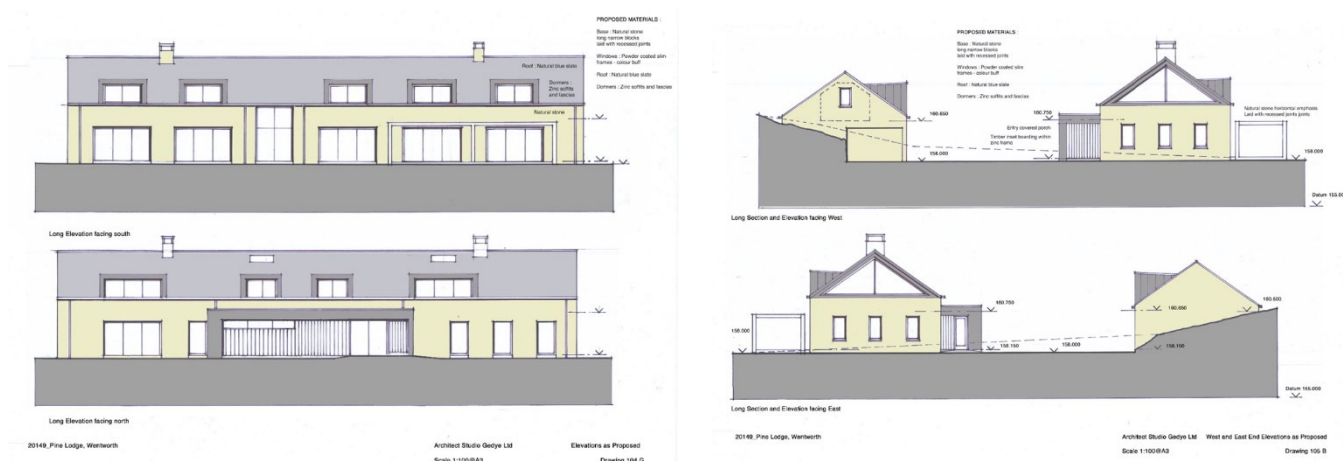
The proposal for this site has been through numerous iterations and amendments since the initial submission of a pre-app under and the subsequent full plans for the site in 2019 (under 2019/1526).

Following consultation with Historic England, the Gardens Trust, and the National Trust, the 2019 application was withdrawn due to concerns over the design. Following this, a number of detailed but informal discussions and site visits took place over what an appropriate design for the redevelopment of the site should look like and how a proposal should respond to the setting.

The pictures below show the design of the proposed dwelling as submitted as part of the application 2019/1526; the red dotted line indicates the extent of the existing dwelling.



The pictures below, show a design iteration following the change in architect and following conversations and site meeting with Historic England.



Historic England, the Garden Trust, the National Trust, and the LPAs (Local Planning Authorities) Conservation Officer agree that the existing building detracts from the setting and has been repeatedly vandalised / burgled and the grounds are now very unkempt. A carefully designed, high quality building on this plot can improve this situation and enhance this part of the parkland.

A building has been located on this site since 1850s, the 1855 Ordnance Survey Map (surveyed 1850-1851) identifies a narrow, linear building within the north-east corner of the site, which is the location of the current dwelling and its associated extensions and outbuildings. The proposed dwelling is located in a similar location and on the same orientation to the existing dwelling, albeit on a larger footprint, approximately double that of the original dwelling (including the detached garage). However, the expanse of building located along the eastern boundary is significantly reduced from the current dwelling and the previous iterations, with the gable elevations of the proposed dwelling and garage facing east towards the parkland.

It is acknowledged the dwelling and garage are of a significant size, with the detached garage having a footprint of 120m², however, the garage is to be built into the topography of the site and, it is considered that, at 39% of the floor area of the main dwelling, it is subordinate to it. In addition, its size, along with the proposed dwelling are proportionate to the 0.8ha plot in which they are located, with the floor area of the proposed dwelling and garage falling within limitations of green belt policy, as addressed above.

The design of the dwelling now under consideration is a single storey, elongated building which utilises room in the roof space. The proposed dwelling and the detached garage have the appearance of low level, elongated historical farm building, characteristic of the area and are to be constructed from high quality natural stone with a natural stone slate roof and zinc detailing. The dwelling is to benefit from an off shot to the northern elevation which is to be constructed from vertical timber boarding with zinc soffit and fascia boards. The design and proposed construction materials are considered acceptable, with the natural materials weathering over time and therefore suitable for the dwelling's setting.

The development does include a significant amount of glazing including glazed gable walls within the roof space. This design feature has raised some concerns, with the National Trust and the Garden Trust raising objections to this feature and their visibility from the east and west. Amendments have included a recessed (approximately 0.6m to 0.7m) windows gable ends, with tapering reveals, which sets the windows in deep shadow, thereby reducing their impact.

The application includes a structural landscape layout, which proposes an avenue of trees along the eastern boundary to reinstate this 18th century avenue. It is proposed to plant 14no Oak Trees along the 125m eastern boundary, which are considered to enhance the setting and will make an enduring change to the landscape. This avenue of trees will also provide substantial screening of

the eastern gable, over the fullness of time, which should in addition to the recessed window address the concerns of the National Trust and the Garden Trust.

The remaining landscaping to the site is subject to indicative masterplan which shows indicative planting to the western boundary and landscape treatments. This, in addition to the existing screening to the west, which is located outside the boundary of the property will help to screen the western elevation of the dwelling and help assimilate the new dwelling into the landscape which would address another of the concerns raised by the National Trust and the Garden Trust and its impact on the parkland.

Taking everything into consideration the Council's Senior Conservation Officer and the Historic England no longer object to the application, subject to suitable conditions being imposed. This is in order for the application to meet the requirements of NPPF paragraphs 135, 199 and 202. On the other hand, the latest amendments have not been enough to fully satisfy the National Trust and the Garden Trust. The concerns that both of those consultees have raised are recognised but it is considered that the proposals now represent a suitable compromise taking on board all of the comments that have been raised by each of the heritage asset consultees. In addition, the LPA have determined that the proposal is compliant with the Local Plan Green Belt planning policy allowance that both permits replacement dwellings that aren't materially larger than the original one, and extensions of existing dwellings by up to 100% of the original floorspace. This has meant that the concerns of those two consultees have raised about dwelling size cannot be fully reconciled.

Concerns have also been raised by Historic England, the National Trust and the Garden Trust in relation to the inclusion of domestic paraphernalia within the site and the visibility of the parking area from the east. The site is currently a domestic property which benefits from permitted development and has done so for decades. The replacement property should not increase this, nevertheless the LPA intends to remove permitted development rights to address this concern.

In summary the assessment of the proposal on the impact of the development on heritage assets the proposal has determined that the proposal meets the requirements of NPPF paragraphs 199 and 202 along with Local Plan policies HE1 The Historic Environment and HE4 Developments affecting Historic Areas or Landscape in that it would lead to less than substantial harm to the designated heritage assets in question and would represent a form of enhancement. However, the conditions requested by Historic England and the Council's Senior Conservation Officer would need imposing to ensure that the scheme is delivered in accordance with the scheme commitments to materials and landscaping.

Residential Amenity

As mentioned previously the dwelling is located in an isolated position and the erection of a replacement dwelling and the erection of the detached garage would not result in a detrimental impact on the amenity of the existing residents, by means of overlooking, overshadowing or loss of outlook.

The dwelling has been designed with generous proportions which meet or exceed the internal spacing requirements set out in the SYRDG for a dwelling of this size and as such it is not considered that it would have a detrimental impact on the future occupiers of the property. In addition, the dwelling is located within an extensive plot with sufficient private amenity space.

Highway Safety

Access to the site is taken from Stainborough Lane via an existing established access that is located adjacent to the southern boundary. It is proposed to make some alterations to the access to allow for improved entry and exit to the site which includes the re-alignment of the existing boundary treatment and the removal of the Willow tree located adjacent to and overhanging the

access and drive. The boundary treatment is set back from the highway which allows vehicles to exit off the highway to gain access to the property.

The scheme provides sufficient off-street parking for a dwelling of this size in the form of a four bay garage and sufficient space to turn within the site to allow entry and exit in a forward gear. Highways have been consulted on the application and raise no objection to the proposed development subject to the inclusion of conditions and as such it is considered acceptable in terms of its impact on highway safety.

Ecology

With regards to Biodiversity, there is a requirement under Local Plan Policy BIO1 and the accompanying Biodiversity and Geodiversity SPD to demonstrate no net loss of biodiversity on the site.

The applicant has provided a detailed Ecological Appraisal and accompanying Biodiversity Habitats Metric, a calculation of the habitats lost on site as a result of the proposed development in accordance with the latest guidance in the Defra Metric 3.0. The proposal will result in the loss of hedgerow due to the inclusion of metal estate railing. However, the inclusion of replacement native hedgerow in addition to the introduction of additional shrub, grassland, trees and lowland meadow, mean that would result in 35% Biodiversity Net Gain which is to be included within the site.

The newly created habitats should be managed for their wildlife interest and a Biodiversity Enhancement Management Plan (BEMP) should be produced to provide management prescriptions to ensure the favourable management of these habitats.

The detail has been assessed by the Council's Ecologist and accepted as accurate. Overall, this is predicted to deliver biodiversity net gain of 35% on the site which is over and above the requirements of Local Planning Policies BIO1 Biodiversity and Geodiversity and GI1: Green Infrastructure and can be seen as a benefit of the scheme.

Trees

The site is situated within a rural location and is heavily populated with trees and vegetation for a residential property. This is due, in part, to its location within the Wentworth Castle Park and Garden Grade I Registered Park and Garden. The trees within the site include a range of ages and species, such as Pine, Poplar, Sycamore and Oak. The significant tree cover within the site consists of established amenity planting across the central areas of site and close to the boundaries, with several unmanaged hedgerow groups located along the site boundaries.

In relation to trees an Arboricultural Report & Impact Assessment has been carried out. The report confirms that there are 44 individual trees on site and 15 separate tree groups within the site and of that, one single tree and four tree groups will need to be removed to facilitate the development. It is also proposed to remove 25 individual trees and 6 separate tree groups as part of the general thinning management and landscaping across the remainder of the site. Despite the loss of existing trees, the report confirms that they are mainly lower value retention category 'C' and provide little amenity value to the wider surrounding area.

Due to the property's location with the Grade I Registered Park and Garden, landscaping of the site has been at the forefront of the development; whilst landscaping, should have informed and guided the siting and design of the dwelling, rather than being an afterthought, a structural landscaping scheme has been submitted. The scheme submitted acts as a masterplan for the indicative landscaping rather than providing specific details such as species and planted heights. The tree officer has been consulted on the application and has been heavily involved throughout the process following the withdrawal of the previous application and prior to the submission of this

application. The officer has raised no objections to the proposed scheme subject to the inclusion of tree protection details and the submission of a more detailed landscaping scheme.

Other Issues

SPD Sustainable Travel requires that new developments provide electric vehicle charging points (EVCP) within the scheme and as a minimum, residential schemes should provide 1 charging point per unit. No details have been provided in relation to EVCPs however a condition can be included requiring the information to be submitted prior to the occupation of the dwelling.

Conclusion

The existing dwelling is a poor quality, dilapidated building which has a negative impact on the setting of the Registered Park and Garden and Conservation Area. Although the replacement building, the proposed dwelling does have a larger footprint than that which it replaces, however it has been designed in accordance with the Green Belt policies for replacement and extended dwellings and is of a traditional, high-quality design and materials.

Concerns have been raised by the National Trust and Garden Trust (a statutory consultee), however amendments to the scheme and substantial landscaping are considered to address these concerns satisfactorily taking on board comments from the Senior Conservation Area and Historic England who were also a statutory consultee for the proposal.

Based on the assessment above it is considered that the level of harm to the significance of the Registered Park and Garden is less than substantial, representing a form of enhancement of the setting and can be considered having due regard to paragraphs 199 and 202 of the NPPF and Local plan policies HE1 The Historic Environment and HE4 Developments affecting Historic Areas or Landscape. Specifically, it is considered that the development would respect the historic precedents of layout, density, scale, massing, the architectural details and materials that contribute to the area, respect the important views within it and those that contribute towards the setting. In addition, it would be an appropriate form of development in the Green Belt taking into account NPPF paragraph 149 and Local Plan policy GB2 and would not have an adverse impact on the amenity of neighbouring residents, or upon highway safety and as such is in compliance with Local Plan Policies HE1, HE4, GB1, GD1, D1, HE3 and T4 and is acceptable.

Recommendation

Approve with conditions