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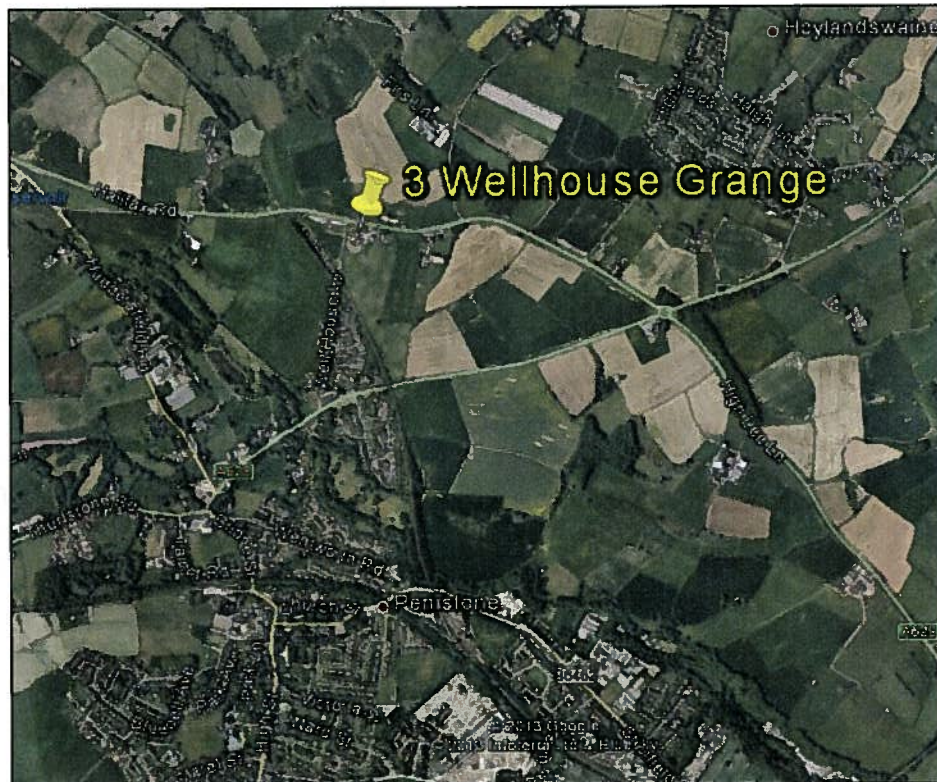
1.0 INTRODUCTION

- 1.1 This Planning Design and Access Statement has been prepared by DLP Planning Ltd on behalf of Mr. E Norris in respect of the proposed single-storey extension at his property, 3 Wellhouse Grange, Halifax Road, north of Penistone.
- 1.2 The Statement provides background information regarding the site and surrounding area and briefly the proposals for the extension, including design considerations. It also demonstrates how the proposed development complies with national planning guidance and policies, as well as planning policies contained within the Development Plan.

2.0 SITE AND SURROUNDINGS

Surrounding Area

- 2.1 Wellhouse Grange comprises four properties (including Well House) located on the corner of Halifax Road (A629) and Well House Lane. The site is approximately 1.2km north of the centre of Penistone and 150 metres north of the Town's settlement edge.
- 2.2 Beyond Penistone, the wider area is made up largely of agricultural fields and associated farm buildings, with small areas of woodland also commonplace. There are however a large number of villages and hamlets located throughout this part of the Borough.



Site Location

Site

- 2.3 This application seeks a single-storey mono-pitch extension of approximately 33 square metres from the north elevation of 3 Wellhouse Grange. The property is one of four which makes up a former agricultural range and original farmhouse arranged roughly in a 'C' shaped layout, forming a part landscaped courtyard area used for car parking. Vehicular access is taken off Halifax Road, which runs east-west, north of the site.



Wellhouse Grange and Well House

- 2.4 To the north, south and west of the building are three separate private amenity areas, with 3 Wellhouse Grange having access to a garden extending to the north and west of the building. The proposed extension would occupy a small part of this area, extending 4.48 metres from the existing north elevation.



Photograph showing North Elevation and proposed location of extension – note the existing single-storey extension at adjoining property

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- 2.5 The extension would be a suitable distance from Halifax Road to the north, over 16 metres from the carriageway, and screened by existing mature vegetation. At this point the ground level visibly slopes downwards from north to south, further reducing any potential impact on visual amenity.



View of Well House and Wellhouse Grange from Halifax Road

- 2.6 It is worth noting that the neighbouring property has already extended the built form of the building from this elevation, having constructed a single-storey block work structure, and that Well House's north elevation is only 11 metres from the carriageway.

3.0 PLANNING POLICY CONTEXT

- 3.1 This section of the supporting statement demonstrates how the proposed development complies with national planning guidance and policies, in particular the National Planning Policy Framework (NPPF), as well as planning policies contained within the Development Plan.

National Policy

- 3.2 The Government published the National Planning Policy Framework (NPPF) on the 27th March 2012. It replaces all existing PPGs and PPSs, containing all national planning policy within one document with the aim of providing a clear and simple planning framework which has, at its heart, a *"presumption in favour of sustainable development"*.
- 3.3 Paragraph 14 states that *"at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking."* The paragraph goes on to explain that, for decision-taking this means:
- *"where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *specific policies in this Framework indicate development should be restricted."*
- 3.4 The Barnsley MBC Development Plan comprises the Core Strategy (2011) and the Barnsley Unitary Development Plan (Saved Policies) (2000). The UDP was adopted in 2000, thirteen years ago, and it was intended to cover the period 1986 to 2001. A number of policies have been saved through a direction issued by the Secretary of State and the UDP Proposals Maps are still part of the current development plan.
- 3.5 Paragraphs 214 and 215 within Appendix 1 'Implementation' of the NPPF state:
- "For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004³⁹ even if there is a limited degree of conflict with this Framework."*

(Paragraph 214)

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"In other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."

(Paragraph 215)

- 3.6 Footnote 39 on page 48 advises that relevant policies adopted since 2004 refers to those policies set out within development plan documents in accordance with the Planning and Compulsory Purchase Act 2004, which came into force in July 2004. The Barnsley UDP and UDP Proposals Maps were adopted prior to this, in 2000 and as such, paragraph 215 above is relevant.
- 3.7 Although the draft Development Sites and Places DPD was out to public consultation in Summer 2012, consultation responses are still being assessed and the Council do not envisage that the DPD and appended Proposals Maps will be adopted until late 2014 at the earliest.
- 3.8 In light of the out-of-date UDP Proposals Maps it is essential that planning applications are considered against the policies within the recently adopted Core Strategy and the NPPF, and its presumption in favour of sustainable development. No adverse impacts associated with minor extension at 3 Wellhouse Grange would outweigh the benefits and as such planning permission should be granted.
- 3.9 A number of *"core land-use planning principles should underpin both plan-making and decision taking"*. These are set out in paragraph 17 and include, amongst other things:
- *Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*
 - *Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
 - *Take account of the different roles and character of different areas...recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.*
- 3.10 Paragraphs 56 to 68 are concerned with good design. The NPPF is clear in stating that good design is a key concept of sustainable development and that it is indivisible from good planning. Paragraph 60 states that, in making planning decisions, it will be proper to seek to promote or reinforce local distinctiveness, without imposing particular architectural styles.

- 3.11 Paragraph 61 requires planning decisions to consider the connections between people and places and the integration of new development into the natural, built and historic environment.
- 3.12 Whilst the existing building is not Listed, it does have a legible architectural style and features of interest, notably on the western elevation; the proposed extension therefore avoids building from this elevation of Wellhouse Grange, which is also far more visually prominent than the northern elevation. In addition, the extension would seek to integrate the new built form further through the use of matching materials for walls (facing stonework), roof and windows (timber casement).



Western Elevation of Wellhouse Grange as viewed from Well House Lane

- 3.13 Paragraphs 79 to 92 are concerned with the green belt and development within it. Paragraph 80 states that the green belt serves five purposes:
- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and

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- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

3.14 The proposed extension at 3 Wellhouse Grange would not adversely impact upon the green belt or upon the purposes of including land within it. The minor extension would be well contained within the existing residential curtilage of Wellhouse Grange. As a single-storey, minor extension with all views set against the existing building, the extension would be completely subordinate to the building and would therefore preserve its setting.

3.15 This is of particular relevance when assessing the proposals against paragraph 89 of the NPPF, which states that new buildings in the green belt should be regarded as inappropriate, with a number of exceptions including:

"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."

3.16 The extension would result in the addition of approximately 33 square metres gross external area to 3 Wellhouse Grange which currently benefits from approximately 183 square metres gross external area over two floors. When the remaining built footprint of Wellhouse Grange and Well House is also considered, the existing building size is far greater still.

3.17 The proposals clearly comply with national green belt policy therefore.

Development Plan

3.18 Section 38 (6) of the Planning & Compulsory Purchase Act 2004 (The Act) requires that the determination of planning applications and appeals is undertaken in accordance with the development plan, unless material considerations indicate otherwise. This well established and primary test is further reiterated within the National Planning Policy Framework (NPPF), the prevailing government guidance.

3.19 The adopted development plan for Barnsley MBC comprises the following:

Core Strategy (2011)

Saved Policies within the Unitary Development Plan (2000)

Unitary Development Plan Proposals Map (2000)

- 3.20 Paragraphs 214 and 215 of the NPPF make it clear that, where development plan policies predate 2004, decision-takers should give due weight to these policies according to their degree of consistency with the NPPF. This is of relevance when assessing the proposals against saved policies within the Barnsley Unitary Development Plan (UDP), which was adopted in 2000.
- 3.21 The Council's UDP Proposals Maps (online) identify the site as being predominantly with the green belt and an 'Area of Borough Landscape Value'. Neither designations are supported by 'saved' policies relevant to these proposals however, and as previously explained, the NPPF takes precedence over the UDP in the determination of this application, which fully complies with the Framework's policies.

Core Strategy (2011)

- 3.22 The Core Strategy was adopted in September 2011 and sets out the Borough's planning framework and spatial strategy for future development up to 2026.
- 3.23 Policy CSP 29 'Design Principles' advises that high quality development will be expected which respects townscape and landscape character through the use of suitable scales of development and appropriate materials, particularly in and around Penistone. As previously explained, the proposals are appropriate in terms of their scale, design and building materials.

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4.0 DESIGN AND ACCESS STATEMENT

- 4.1 Government regulations require a Design & Access Statement (“DAS”) to accompany most planning applications. The requirements are set out in the Town and Country Planning (Development Management Procedure) (England) Order 2010.
- 4.2 As a general guide, a design and access statement is a short report, which must explain the design process rather than be used as a substitute for drawings. The level of detail required will depend on the scale and complexity of the application. Design and access statements should help ensure that development proposals are based on a thoughtful design process and a sustainable approach to access.
- 4.3 The proposals seek a mono-pitch (lean-to style) single-storey extension to include a new bedroom and wet room with new rear access. Windows would be located in the northern and western elevations. The size of the extension would be approximately 33 square metres (gross external area), extending 4.48 metres from the building’s northern elevation and being 7.4 metres in length. Materials used would match those at the existing building, including facing stonework and timber window casements.

House Extensions Supplementary Planning Document (2012)

- 4.4 This Document is intended to supplement Core Strategy Policy CSP 29 and offer further guidance for applicants seeking extensions to homes.
- 4.5 Section 3 is concerned with extensions and alterations in the green belt. The SPD advises that such proposals will be considered against a number of general principles as well as principles particularly relevant to green belt policy requirements. For clarity, the general principles referred to are as follows:
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.
- 4.6 In addition, extensions in the green belt should consider the following criteria:
1. The total size of the proposed and any previous extension should not exceed the size of the original dwelling;

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2. The original dwelling must form the dominant visual feature of the dwelling as extended.

- 4.7 The single-storey, mono-pitch extension is of a scale which is completely subordinate to the existing building and further respects and harmonises with Wellhouse Grange through the use of matching materials.
- 4.8 3 Wellhouse Grange is one of four properties which make up the larger range of buildings in this location. Well House is the nearest property to the proposed extension, sharing a northern elevation of the larger building range. Well House has already added a single-storey extension of similar size from the northern elevation within its own private amenity space, a clear indication that the proposals are appropriate in this location.
- 4.9 Garden areas are separated through suitable boundary treatments, including closeboard timber fencing between Well House and 3 Wellhouse Grange. In addition, no windows on the eastern elevation of the extension, facing towards Well House, are proposed, and likewise, the rear elevation of Well House, facing west towards the proposed extension, does not contain windows.
- 4.10 There is no potential for adverse amenity impact on neighbours in this location as a result of building the extension, such as overlooking or issues with right to light. Similarly, occupants of the extension would not be subject to these adverse impacts themselves.
- 4.11 The site is well contained visually by existing vegetation along Halifax Road and Well House Lane. The surrounding ground levels further reduce the extensions potential visual impact, with the application site at a visibly lower level than Halifax Road and land to the north. The layout of the existing building, and in particular the northern extent of Well House, means that any glimpsed views from the street scene of the extension are set against existing two-storey ranges which dominate the view.

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4.12 The total size of the proposed extension is significantly smaller than the existing dwelling: the proposals meet all requirements set out with the House Extensions SPD and the planning application should therefore be approved without delay.

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5.0 CONCLUSIONS

- 5.1 The application seeks a single-storey minor extension to an existing dwelling in the green belt north of Penistone. The extension would be completely subordinate to the existing building, having a built footprint of approximately 33 square metres, and is therefore of a scale which would not result in a disproportionate addition to the original building. The proposals therefore comply with national planning policy and in particular paragraph 89 of the NPPF.
- 5.2 The extension would not result in any adverse amenity impact on neighbouring occupiers, nor would it affect the character of the area, being both subordinate to the existing building, well screened from the public highway, and set at a lower ground level to land to the north. Materials proposed would also match those at Wellhouse Grange.
- 5.3 The proposals therefore comply with the Council's development plan and in particular Core Strategy Policy CSP 29 'Design Principles' and the 'House Extensions Supplementary Planning Document', as outlined above. In accordance with paragraph 14 of the NPPF therefore, the application should be approved *"without delay"*.
- 5.4 In light of the above, Barnsley MBC should positively consider the merits of the proposal and planning permission for this minor extension should be granted.

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