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Job reference: 2023 enquiry 76

Address: **Stancliffe House Farm site**
Woodhead Road
Wortley
Sheffield
S35 7DA

Date: 16-5-2025

Extra notes: **Very special circumstance case** to support a series of discreet single storey extensions at rear of existing detached house stepping up hill slope creating an internal courtyard (visually screened) and removal of some underutilised outbuildings to offset floor areas at Stancliffe House Farm site, at Woodhead Road, Wortley, Sheffield S35 7DA



The existing detached house

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Introduction

Following earlier discussions the original planning application reference 2024/0749 was withdrawn on 3-12-2024 to avoid refusal and to allow more time to reassess the planners requirements. A pre-planning application reference no 2024/ENQ/00540 was also submitted and comments received on 17-2-2025 and taken into account to explore this new fresh design concept.

A revised household planning application was submitted for a more sensitively designed series of low level single-storey rear extensions to the existing detached house tiered up the hill slope onto the 2nd annex building 1. The revised proposal reflected extensive feedback from planning officers and represents a carefully considered response to the site's Green Belt location.

However, the planner has provided further brief comments on 15-5-2025 stating that... *Due to the extensive footprint and elongated design, the extensions would still be harmfully impact the openness of the Green Belt.*

This is a very special circumstance case report to explain additional reasons why to support the recent submission and to be read in conjunction with the separate design and access report.

Very Special Circumstances Planning Statement

Site Context:

The application site comprises approximately 4 acres (1.6 hectares) of private land within the Green Belt, currently occupied by a single detached two-storey dwelling and associated outbuildings within the application red lines. The site or the existing buildings are not within a conservation area, is not listed and has no special architectural or historic character merits. The proposal seeks planning permission for a modest series of single-storey rear extensions that are visually screened by the original detached building, designed around an internal courtyard concept, along with external improvements and demolition of a number of outbuildings and hence respected the greenbelt openness.

Planning History Context: 1986 Extension and Its Relevance

The existing detached dwelling house has a unique planning history. In 1986, planning permission was granted for a substantial extension(117sqm) to the original bungalow (77sq), resulting in a cumulative floor areas increase of approximately 151% at that time. This historical approval is a relevant material consideration for the current application.

While the 1986 extension does not reset the baseline for assessing Green Belt impact (which remains tied to the "original dwellinghouse" as defined under the NPPF and GDPO based on 1948 rule), it is nonetheless significant in demonstrating

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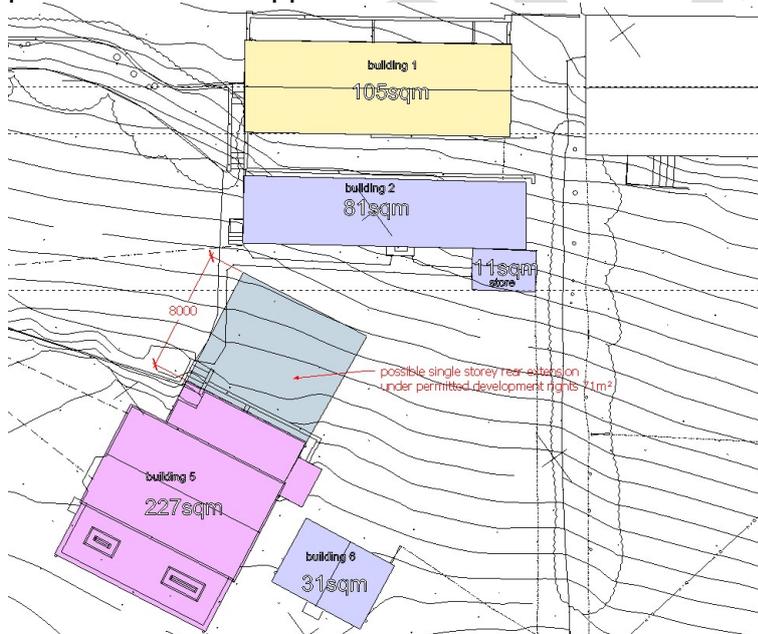
the Local Planning Authority's previous acceptance of a materially larger built form on this site. The principle of significant enlargement has therefore already been established in policy terms and could set precedence for the site has long functioned as an extended detached dwelling within a substantial rural landholding.

The current extensions proposal must of course be assessed against Green Belt policy as it stands today — including cumulative floorspace considerations — and our clients accepts this. However, the 1986 extension provided important context that the proposed development does not represent a new or excessive step-change in built form. Rather, it continues the design evolution of the site through a more sensitive, consolidated and sustainable design response meeting todays living ethos.

This proposal differs from the 1986 approach by offering:

- A more restrained, single-storey built form located discretely to the rear
- Removal of dispersed outbuildings to reduce clutter and increase openness
- The introduction of green roofs and renewable energy systems
- The option to condition demolition of further structures to minimise net floorspace impact

While permitted development rights may now be limited due to the scale of previous extensions, this planning history still reinforces the case that the site has already accommodated a larger residential footprint without harm to the surrounding area. This further supports the overall balance of Very Special Circumstances being presented in this application.



Assuming PD rights, single storey rear extension up to 8m long and full width of the existing detached building could have achieved up to 71sqm

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1. Green Belt Considerations:

The site lies within designated Green Belt land. Paragraphs 149 and 150 of the NPPF establish that extensions to existing buildings may be appropriate, provided they do not result in disproportionate additions over and above the size of the original building. In this case, the original dwelling (a bungalow approved in 1986) measured approximately 77sqm. It has since been extended to the current dwelling. The proposed extensions would result in a cumulative increase of approximately 290%, even when deducting demolished floorspace.

As such, the proposal constitutes inappropriate development in the Green Belt and must be justified by demonstrating Very Special Circumstances (VSC). It is acknowledged that the proposed extensions, even when supported by a package of Very Special Circumstances, may be considered excessive relative to the original building as follows.

Key floor area figures are as follows: (which does not make much sense?) however, we have added additional calculations explanation, here it is....

- Original bungalow (1986): **77 sqm**
- Existing detached dwelling: **117sqm**
- Existing dwelling (post-extension): **424 sqm**
- Proposed extension (new build area): **230 sqm**
- Net increase in floorspace (after offsetting demolition): **107 sqm**
- Total increase over original dwelling: $424-123=301$ **sqm minus original bungalow 77sqm=224sqm**
- Percentage increase: **290%**

In response, the applicant is now willing to demolish an **additional outbuilding building 1, (105sqm)using the planners figures above**

- Original bungalow (1986): **77 sqm**
- Existing dwelling: **117sqm**
- Existing detached dwelling (post-extension): **424 sqm**
- Proposed extension (new build area): **230 sqm**
- Net increase in floorspace (after offsetting demolitions): $107-105=2$ **sqm**
- Total increase over original dwelling: $424-123-105-77=119$ **sqm**
- Percentage increase: **155%**

a significant further reduction, strengthening the planning balance in favour of the proposal.

This latest offset of building 1 floor areas now only constitutes an overall increase of 155% which is not dissimilar and in line with the original bungalow extension percentage increase. This approach both preserves the current dwelling as requested and avoids excessive bulk or dominance, while delivering high-quality, landscape-integrated accommodation in line with Green Belt principles.

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Building 1 as existing visually screen the series of extensions

Repurposing or Removal of Existing outbuilding no1 – Two Strategic Options to Reduce Visual Impact and Support Consolidation

As part of our clients continued efforts to preserve the openness of the Green Belt and respond constructively to concerns raised by the Local Planning Authority, our client proposed two options relating to the existing building 1 structure on site:



Building 1 as option 1 with the accommodation removed and kept as open but covered garage but still visually screen the series of extensions

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Option 1 – Adaptive Reuse into Open-Sided covered but open Carport

The existing building 1 will be **fully stripped of all internal accommodation and fittings**, including non-structural partitions and habitable use. The external shell will be selectively retained and **converted into a fully covered but open-sided carport**, with significant alterations to reduce its visual massing and functional presence.

- Structural columns will be introduced to support the retained roof.
- Openings on the rear façade facing the courtyard will be enlarged to floor level, with glazed balustrades or railings for safety along the courtyard-facing side.
- The result is a **perforated, passive structure** subordinate in appearance and clearly **non-residential**, used solely for ancillary parking or garden storage.

This approach minimises waste, reuses existing materials and offers a **natural visual screen** to the new courtyard development. A **planning condition can be accepted** to ensure this structure remains non-habitable and is not re-used as accommodation in the future.



Building 1 as option 2 with the accommodation fully removed and retained rear wall in ruins format open garage but still visually screen the series of extensions

Option 2 – Full Demolition with Retained Garden Wall for Screening

Alternatively, our client is willing to **fully demolish the existing building 1**, including the roof and all internal elements, while retaining only the **courtyard-facing external**

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wall in a ruins format as if it was already there (with or without landscaping support) to serve as a **visual screen for the extensions or garden wall in ruins format**.

This retained rear wall would:

- Provide visual enclosure for the courtyard elevation,
- Avoid long-range visibility from the public highway,
- Similarly openings on the rear façade facing the courtyard will be enlarged to floor level, with glazed balustrades or railings for safety along the courtyard-facing side.
- And allow the remainder of the footprint to be used as an **open car parking court**, which does not contribute to build volume or GIA.

This approach maximises openness, removes any concern regarding character or overdevelopment and shows our client willingness to reduce built form significantly to address planning concerns. Basically the extensions are sandwiched between the rear of existing detached dwelling and the remains of building 1 which effectively are within former brownfield site as there were already outbuildings on site to be demolished. Moreover it is at the rear and maybe elongated as you have claimed, but are visually screened and preserved the openness of greenbelt.

Planning Condition to Secure building 1 Demolition

In recognition of the LPA's concerns regarding the scale of cumulative development within the Green Belt, our client is willing to accept a planning condition requiring the demolition of existing outbuildings as part of any permission granted.

To secure this outcome, our client proposes the following condition:

“Prior to the first occupation of the extension hereby approved, the existing outbuildings identified for removal on approved drawing(s) shall be permanently demolished and all resultant materials removed from the site. Thereafter, the land shall be restored in accordance with details to be submitted and approved in writing by the Local Planning Authority.”

2. Design Approach and Openness:

The proposed extension is:

- Is restricted to a **single-storey, rear-facing** footprint, thereby minimising visual prominence.
- Sits entirely within the **existing domestic curtilage**, with no encroachment onto undeveloped or open land.
- Incorporates **green roofs** and a low-profile parapet to reduce visual bulk and soften appearance.
- Avoids any intrusion into public views, as the land is entirely private with **no public access or visibility**.

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- Includes the **demolition of multiple outbuildings**, including an **additional 105 sqm building 1 structure**, resulting in a net reduction impact on total built floorspace and a significant improvement in site openness.

These factors combine to ensure that the proposal would not harm the openness of the Green Belt in any meaningful or measurable way. These features contribute to a clear strategy to minimise the impact on openness. The built form is consolidated, visually recessive and avoids encroachment into the wider landscape facing the greenbelt.

The proposal does not conflict with the five purposes of the Green Belt:

- No sprawl or urban expansion.
- No encroachment into countryside.
- No coalescence.
- No historic town setting impact.
- No conflict with urban regeneration aims.

Both options reflect a proactive response and help deliver a consolidated, sustainable site layout with significantly reduced visual massing. Either proposal represents a **net planning gain** in terms of reducing future residential creep, managing built form and preserving the openness of the Green Belt.

3. Scale and Proportionality in Context:

The total overall site area spans approximately 4 acres. In a standard non-Green Belt setting, this could easily accommodate 35–45no dwellings at typical suburban densities. The proposal, by contrast, involves only a single dwelling with a modest, low-profiled addition. This reinforces that the development represents an extremely low-density form of land use and preserves greenbelt openness when viewed in proportional terms.

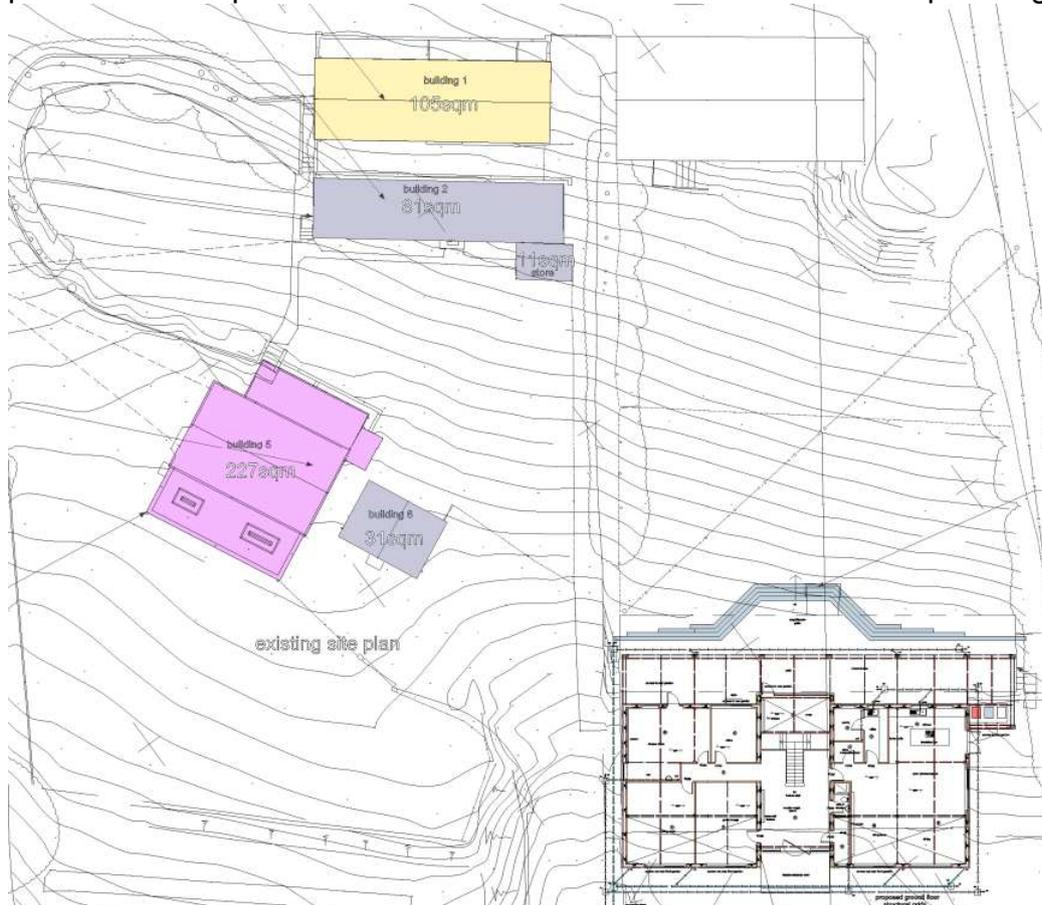
This comparison highlights the **low-density nature** of the proposal, which comprises only a **single-storey courtyard extension** to an existing dwelling. Even with the proposed works, the site remains **overwhelmingly undeveloped** and **visually open** with a significant majority of the land retained as open green space.

The proposal therefore:

- Does not alter the character or open appearance of the wider landscape,
- Represents an **extremely low-intensity use of land**, particularly by comparison with policy-compliant sites elsewhere,
- And reinforces that the **perception of overdevelopment** is not supported when viewed in proportion to the site's overall scale.

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This context materially strengthens the case that the proposal does **not conflict with the fundamental aim of Green Belt policy** — i.e., to preserve openness and prevent urban sprawl — and should be considered in the overall planning balance.



Building 1 circa 105sqm is also to be considered to be demolished to offset the floor areas

The scheme replaces a series of scattered and outdated outbuilding structures (including stables and sheds) with a **coherent, consolidated layout**, reducing overall built clutter and enhancing the legibility of the site. The inclusion of an **additional building 1 to be removed (approx. 105 sqm)** further strengthens this aspect of the VSC case and living adjacent to their adult son **with future-proofed and intergenerational living arrangement**.

4. Relationship to Adjacent Redevelopment and Landscape Impact

It is noted that the adjacent plot — formerly a disused dog kennel — has recently been redeveloped by the applicant's son into a single dwelling. This redevelopment was fully consented by the Local Planning Authority and has been implemented on

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the **same footprint** as the original use. Furthermore, the scheme was **dug into the ground to lower its visual impact**, and incorporates green roof technology to promote landscape integration.

Importantly, the two plots remain **separately titled and functionally independent**, with no amalgamation of use or access. As such, there is **no functional or planning relationship** that could be reasonably interpreted as cumulative “creep” or compound-style intensification.

The current proposal for a modest extension to the original house is designed with a similarly **sensitive approach to massing and landscape impact**:

- The new extension is **single-storey**, discreetly located at the rear, and features a **green flat roof** to minimise visibility.
- External works to the existing house are focused on **increasing natural light and transparency**, including additional glazing and the introduction of a **balcony terrace above the existing flat roof**, which helps to reduce perceived mass and creates a lighter architectural expression.
- The proposal includes the **demolition of several outbuildings**, with further demolition offered in principle, to ensure a net improvement to openness and visual clutter.

Together, these measures ensure that the development:

- **Does not result in cumulative overdevelopment**
- **Respects the openness of the Green Belt**
- And represents a **visually lighter, more sustainable, and more integrated design outcome** than alternative fallback options.

5. Accessibility and Future Long term Living Needs:

Our client seeks to remain in the property long-term with proximity to their son providing informal support. Although no current physical disability exists, the extension has been designed with accessibility and future needs in mind (e.g., level access, single-storey living, wide openings) the proposed extension is part of a **future-proofed, intergenerational living arrangement**.

Our clients intend to live permanently in the property, directly adjacent to their son's home, ensuring **informal support and care** is available as and when required in the near future.

Key VSC points:

- The **layout is designed with accessible living in mind** — e.g. level thresholds where possible, single-storey living, wide openings and long-term adaptability for mobility needs where the changes in levels to work with the site topography but could accommodate stair lift to suit.

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- This pre-emptive design reduces the likelihood of future reactive alterations that may be more intrusive or piecemeal.
- Government policy supports the concept of **ageing in place** and planning for lifelong homes — aligning with **National Design Guide (NDG)** principles of "Well-being" and "Context".
- This arrangement **avoids the need for future reliance on public health or residential care infrastructure** — a **private with immediate family and proactive social sustainability gain**.

This is not about immediate physical needs but a **social and health resilience strategy**, allowing a semi-independent lifestyle into later life, supported by nearby family.

6. Character and Modernisation with Design Evolution:

The proposal incorporates:

- **Green roofs** to promote biodiversity and attenuate rainwater.
- **Solar and thermal panels** to generate renewable energy and reduce carbon emissions.
- The existing heating system is oil based and is not sustainable or practical. As a result, our client is proposing a commitment to **sustainable construction**, insulation and low-carbon energy systems (e.g., potential air or underground source heat pump, rainwater harvesting and using permeable grasscrete blocks for car parking).
- These measures support national and local policy objectives for climate resilience and sustainable living.

The existing dwelling lacks architectural distinction. The proposed external changes, including modern glazing and reusing the existing flat roof to a terraced balcony are appropriate responses to the need for internal reconfiguration and updating toward today modern living standards.

While the external changes — such as added glazing, green flat roofs and the balcony terrace — alter the appearance of the original dwelling, they do so in a way that **brings the building in line with modern expectations**, without undermining any heritage or character value (as none exists at present).

This is a **valid design evolution**, because:

- The original dwelling **has no architectural or historic merit** — it is not listed, locally listed or within a conservation area.
- These changes are **visually modest**, well-screened and mostly to the rear — with no material impact on wider landscape character.
- The internal reconfiguration is essential to **create a logical, accessible and functional layout** that reflects today's living housing standards.

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- Modern living demands **open-plan layouts, enhanced daylighting and passive design measures** — all of which are advanced here in a coherent design strategy.

These improvements reflect the Government's focus on **design quality, energy performance and adaptable housing** — and therefore weigh positively in the planning balance. The proposal reflects good design practice where they meets local and National Design Guide objectives.

7. Conclusion:

While the proposal technically results in inappropriate development in the Green Belt due to floorspace increase, a strong case for Very Special Circumstances has been presented.

The extensions development:

- Minimises harm to openness through careful design
- Rationalises and improves the site layout
- Provides social sustainability and accessibility benefits
- Incorporates green energy and biodiversity measures
- Occupies a site of significant scale with very low built intensity
- Provides sustainable green energies
- Provision for accessibility based needs (to future proof) capable of immediate family looking after senior old age parents and vice versa

Our client respectfully request that these material considerations be taken into account and determine a positive outcome accordingly.

Responding constructively to this advice, a revised scheme is now to **retain the existing detached dwelling** and adopt a discreet rear extensions-led solution. However, it should be noted that the **existing detached house is not listed, not locally listed, nor located within a conservation area** and has no notable architectural merit. Its retention was solely pursued to align with policy guidance and planning officer direction—not due to any heritage or design significance.

The current low level rear single storey extensions proposal remains fully subservient in height and massing to the existing detached house. It deliberately respects the site's contours through a **single-storey with courtyard-based design**. The extensions also wraps around the rear of existing detached house discreetly to and is visually screened both by the existing detached house and the topography of the land and remains of existing building 1.

To include the options of demolishing building 1 and offsetting the floor areas assist to significantly reduce the overall area increase. Earlier a brief discussion to remove

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the existing stables, although the planner had not allowed for the offset of the floor areas, by removing them will assist to declutter the site visually and prevent unnecessary urban sprawl and assist to preserve the greenbelt openness.

Most importantly the new low level rear single storey extensions proposal provides and completes as a '**new HOME**' that our clients have been dreaming for many years to enjoy. The new extensions proposal is now sensitively and holistically designed that respect the neighbours and no visual impact from the open vistas. The new rear extensions proposal meets with the aspirations of all parties including the local council. The new rear extensions proposal will provide regeneration, providing a fresh residential use meeting government's housing shortage and also promotes short term employment for local labours during the build process and assist to boost the local economy of builder's merchant.

The new rear extensions proposal will make a positive contribution to the locality, otherwise remains a vacant existing detached house which will continue to deteriorate and will fall further into an eyesore and disrepair. The new rear extensions proposal respects the visual amenity and character and setting of the surrounding area and accord with local policy, the householder SPD and the NPPF.

We trust that the new rear extensions proposal have now taken into account any potential concerns and satisfy the reasons for approval as it accords with all the local and national policies. With the additional modification of existing building 1, offering additional 105sqm to offset against the floor areas assist to reduce the overall areas increase in extension. Also with the offer of removing the existing stable blocks, (although the floor areas cannot be considered) but assist to visually declutter the overall site and preserves the greenbelt openness.

Therefore our clients respectfully seek the planner's support and reconsideration for a positive outcome and way forward as soon as practical on this one off grand new extensions and remodelling design of the existing detached house which Barnsley Council planners and our clients will definitely be proud of its association.

Prepared by



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for and on behalf of Jade3 Architecture Limited