
2023/0909

Mr Spencer Smith

Quarry Cottage, Lowe Lane, Stainborough, Barnsley, S75 3EP

Installation of new pitched roof dormer and alterations to existing dormers on north-east elevation to accommodate rooms within the roof space, alterations to existing entrance on south-west elevation, and various internal and external alterations (Amended Plans & Description).

Site Description

The application relates to a secluded plot located to the southern side of Lowe Lane. The application site is located within the Green Belt, Wentworth Castle and Stainborough Park Conservation Area and the grade I-listed Wentworth Castle Registered Park and Garden (RPG). Within the curtilage of the RPG are several grade I and grade II-listed assets, and located to the south-east of the site are a small group of detached residential properties, including grade II and grade II*-listed buildings.

The property in question is a single storey detached property that, historically, has been extensively extended, including the erection of a large single storey extension, raising the roof, and the installation of dormer windows. The property is entirely stone built and features pitched roofs and timber clad pitched roof dormer windows with slate roof tiles, and white UPVC doors and windows. The property is fronted by some soft landscaping and a large area of hardstanding which extends to its south-east side and is accessed off Lowe Lane to the south-west. To the rear is an existing raised patio and a large garden. The site is bounded by a stone wall incorporating the north-west elevations of the original building and an existing attached outbuilding to the north and adjacent to the highway, and hedges to the north-east, south and south-west. Some trees and a damaged timber panelled fence form part of the southern boundary treatment. The topography of the site and wider area descends south-west to north-east.



Planning History

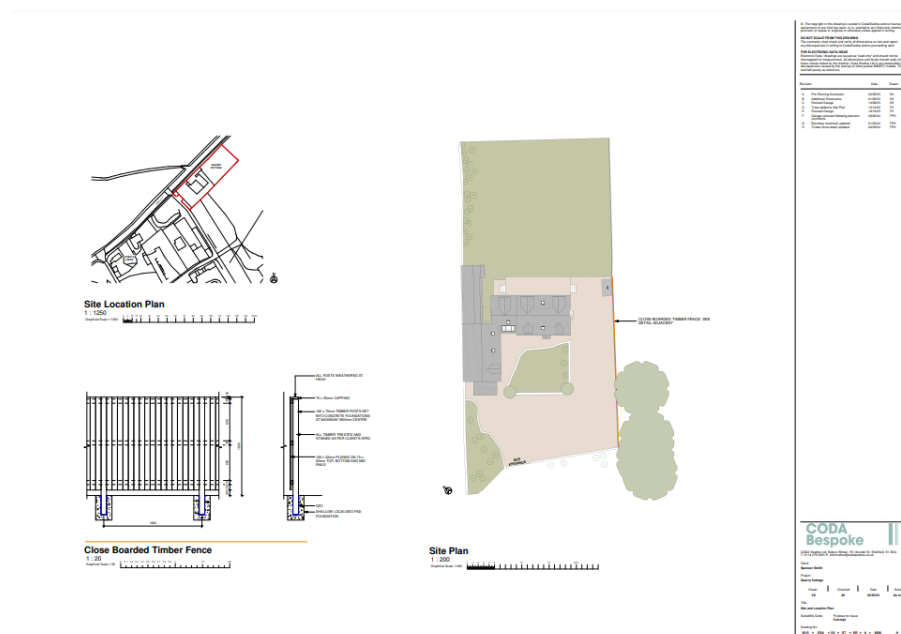
There are several planning applications associated with the application site:

1. B/89/1217/PR – Erection of extension to dwelling. – Approved.
2. B/95/0047/PR – Raising of roof of dwelling (retrospective). – Approved.
3. B/00/1509/PR – Installation of five dormer windows to dwelling. – Approved.
4. B/02/1733/PR – Erection of side conservatory extension to dwelling. – Refused.
5. 2006/0726 – Erection of detached double garage to dwelling. – Refused.

Proposed Development

The original submission included a proposed attached garage to the south-east gable elevation of the dwelling. The proposal was revised to address concerns regarding the Green Belt, including a reduction in the width of the garage, the removal of an unauthorised attached outbuilding and the improvement of the boundary treatment to the south. It is acknowledged that these amendments were likely to have had some benefits. However, substantial weight is given to any harm to the Green Belt, and it was considered that the amendments did not constitute the very special circumstances required to outweigh the potential harm and make the application acceptable in planning terms. Subsequently, the garage was removed from the proposal.

The applicant is now seeking permission for the installation of a new pitched roof dormer window and alterations to existing dormer windows on the north-east elevation to accommodate rooms within the roof space, and alterations to the existing entrance on the south-west elevation, and various internal and external alterations.





North Elevation
1:50



South Elevation
1:50

1. The design is for a new building and is not intended to be used for any other purpose.
 2. The design is for a new building and is not intended to be used for any other purpose.
 3. The design is for a new building and is not intended to be used for any other purpose.
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Item	Qty	Unit	Value
1. Foundations	1000	m ²	1000
2. Walls	2000	m ²	2000
3. Roofs	1000	m ²	1000
4. Windows	100	m ²	100
5. Doors	10	m ²	10
6. Stairs	10	m ²	10
7. Other	10	m ²	10
Total			5020

CODA
Bespoke

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4. Windows	100	m ²	100
5. Doors	10	m ²	10
6. Stairs	10	m ²	10
7. Other	10	m ²	10
Total			5020



South East Elevation
1:50



West Elevation
1:50

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Total			5020

Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

Local Plan Allocation – Green Belt

The site is allocated as Green Belt within the adopted Local Plan and located within a Conservation Area and Registered Park and Garden. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GB1: Protection of Green Belt.***
- ***Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt.***
- ***Policy HE1: The Historic Environment.***
- ***Policy HE3: Developments affecting Historic Buildings.***
- ***Policy HE4: Developments affecting Historic Areas or Landscapes.***
- ***Policy D1: High quality design and place making.***
- ***Policy GD1: General Development.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- ***Section 12: Achieving well-designed and beautiful places.***
- ***Section 13: Protecting Green Belt land.***
- ***Section 16: Conserving and enhancing the historic environment.***

Planning (Listed Buildings and Conservation Areas) Act 1990

- ***Section 16: Decision on application.***
- ***Section 66: General duty as respects listed buildings in exercise of planning functions.***
- ***Section 72: General duty as respects conservation areas in exercise of planning functions.***

Consultations

Historic England – No comments.

National Trust – No objection to amended scheme.

Yorkshire Gardens Trust – No objection to amended scheme.

Conservation Officer – No objection subject to conditions.

Stainborough Parish Council – No comments.

Forestry Officer – No objections.

Representations

Neighbour notification letters were sent to surrounding properties and no representations were received. The application was also publicised by way of a site and press notice expiring 29.12.2023.

Assessment

Principle of Development

The application property is in the Green Belt where the alteration to and extension of existing buildings and their curtilage are acceptable provided that it will not have a harmful impact on the appearance or character and will preserve the openness of the Green Belt.

The application property is in a Conservation Area and a Registered Park and Garden. Local Planning Authorities should look for opportunities for new development within conservation areas, world heritage sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Green Belt Assessment

Extensions to a domestic property within the Green Belt are acceptable in principle provided that cumulatively they would not amount to more than a doubling of the size of the original building.

The original building is that which was existing in 1948 or, in relation to a building constructed later, as it was built. The original building in this instance is clearly shown on a 1960 OS map.

- The floorspace of the original building was approximately 75 sqm.
- The total cumulative existing floorspace is approximately 223 sqm.
- The total cumulative proposed floorspace is approximately 227.7 sqm.
- The total increase upon the size of the original building is approximately 203%.

It is acknowledged that the total additions to the original building have resulted in a significant increase in additional floorspace that has amounted to more than a doubling of the size of the original building, contrary to Local Plan Policy GB2 and the principles of the NPPF. However, the majority of the floorspace is comprised of existing approved additions (B/95/0047/PR) and an existing unauthorised attached outbuilding first visible on aerial photography from 2002 and which is no longer enforceable. This proposal would see an additional 4.7 sqm of floorspace created by bringing forward an existing entrance doorway on the south-west elevation of the extended part of the dwelling to line up with the remainder of the same elevation and an existing canopy. Although the proposal would remain contrary to Local Plan Policy GB2, the original scheme has been significantly scaled back with improvements to existing boundary treatments to the south introduced to alleviate

heritage concerns. Moreover, the alterations to the existing entrance would not project beyond the existing outermost external footprint of the dwelling and is therefore not considered to significantly harm the character or openness of the Green Belt. Therefore, on balance, and in considering the openness of the Green Belt, the proposal would only be marginally larger than the existing dwelling (which amounts to more than a doubling of the original building) and would not extend beyond the existing residential curtilage and would be attached to the existing dwelling and be constructed of appropriate materials.

A condition will be included on any forthcoming decision to remove permitted development rights as to avoid any further impact on the Green Belt.

The proposal is therefore considered acceptable and in compliance with *Local Plan Policy GB1: Protection of Green Belt* and would be acceptable.

Design, Heritage and Visual Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they do not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling.

Sections 16 (2), 66 (1) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be had to the desirability of preserving the listed building and Conservation Area or its setting or any features of special architectural or historic interest which it possesses.

The application property is in the Wentworth Castle and Stainborough Park Conservation Area and the grade I-listed Wentworth Castle RPG. Within the curtilage of the RPG are several grade I and grade II-listed assets. However, given the degree of screening by trees on the southern boundary, any intrusion is likely to be minor and unlikely to be significantly harmful to the setting of the RPG or Conservation Area. Additionally, the distance of the application site from surrounding heritage assets, the topography of the area and existing screening is unlikely to result in intervisibility or significant harmful impacts.

The installation of a new pitched roof dormer window on the north-east elevation of the application property would sympathetically reflect the style and scale of existing dormer windows located on the same elevation, and the new dormer would be set below the ridge and would be set back from the eaves. The enlargement of existing dormer windows on the north-east elevation would be modest in scale and would maintain a sympathetic form and features. The new dormer and alterations to existing dormers and other external alterations on the north-east elevation to doors and windows are located on the extended part of the application property which is considered to have little intrinsic historical significance. Significance does exist with the original (roadside) building. However, the significance is considered to be marginal, and the proposal would not directly affect this.

The enlargement of and alterations to the existing entrance, including the insertion of a roof light, on the south-west elevation of the extended part of the application property would be modest in scale infilling a space between the original building and the extended part. The proposal would maintain a sympathetic form and features, including matching external materials.

The proposal is therefore considered to conserve or enhance the character or appearance of the building in accordance with Section 66 (1) and Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is considered to comply with *Local Plan Policy HE1: The Historic Environment*, *Local Plan Policy HE3: Developments affecting Historic Buildings*, *Local Plan Policy HE4: Developments affecting Historic Areas or Landscapes*, and *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Residential Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they would not adversely affect the amenity of neighbouring properties.

The application dwelling is located in a well-screened and secluded plot and the proposal would not significantly enlarge or alter the existing property. The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook.

The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Highway Safety

The proposal would not interfere with existing parking arrangements nor result in a requirement to provide additional spaces.

The proposal is therefore considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety* and highway safety would be maintained to a reasonable degree.

Other Material Considerations

Improvements to the southern boundary are proposed, comprising a 1.8-metre-high close boarded timber fence. The fence would be erected immediately adjacent an existing tree line. It is acknowledged that that fence could have some impact on the trees. However, the fence would be implemented utilising shallow localised pad foundations which are unlikely to significantly impact the rooting systems. As such, the Forestry Officer raised no objection, and the proposal would be acceptable.

**Recommendation -
Approve with Conditions**