
Ref 2021/1193

Applicant: Mr G Varnam

Description: Erection of single storey extension to rear linking dwelling with garage, convert half of existing garage to form additional living space and apply an external stone skin to existing elevations of garage

Site Address: Holly Cottage, 21 Carr Head Road, Howbrook, Sheffield, S35 7BJ

Site Location and Description

The application relates to a recently constructed detached, 2 storey stone-built dwelling. To the front of the dwelling is a parking area for at least 2 vehicles. A gated driveway leads down the side of the property to a stone built, double, detached garage located on the Southern boundary. Adjacent to the garage is an enclosed garden area which backs on to open fields.

There are semi detached 2 storey dwellings to the North of the site and a detached bungalow to the south. There are further dwellings opposite Carr Head Road in a former farm complex.

Howbrook is washed over by a Green Belt allocation in the Local Plan. The application property gained permission as a limited infill in a village, as permitted by the exceptions set out in the NPPF.



Site History

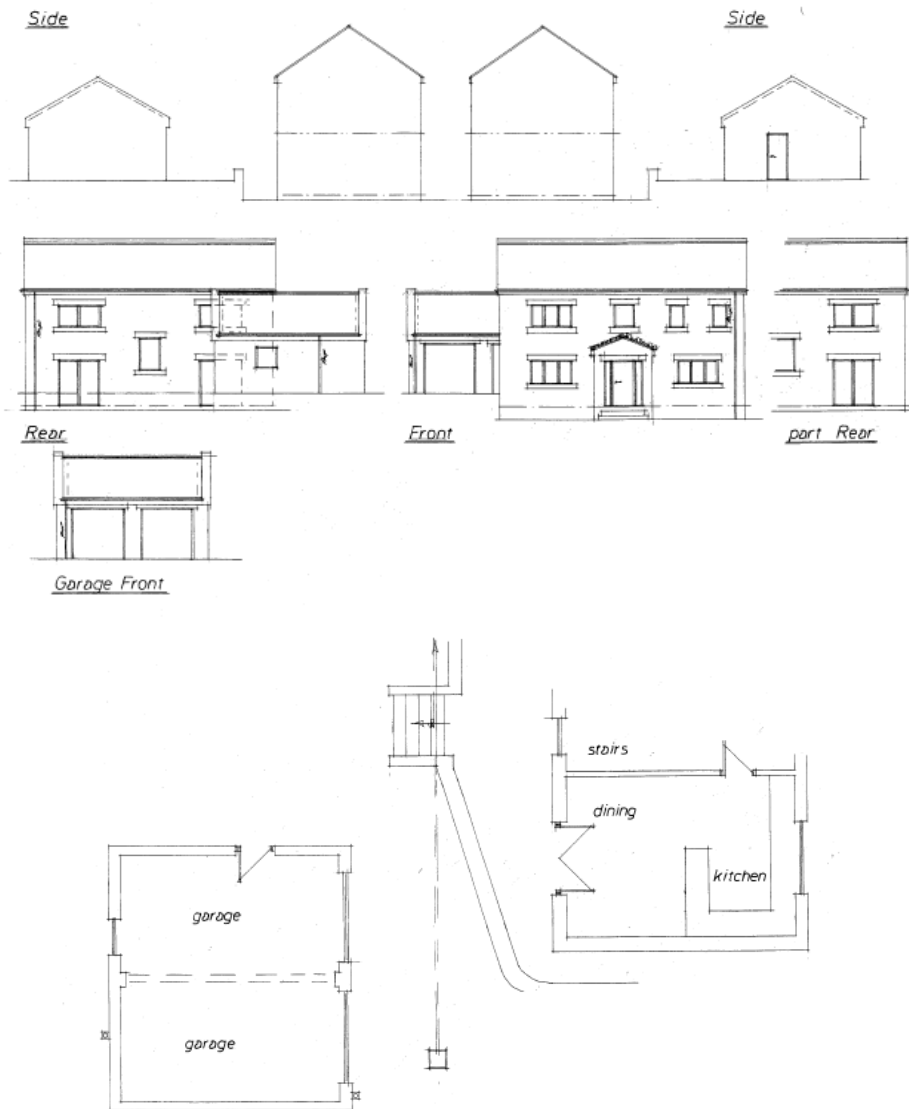
2017/0173 - Erection of single storey extension to rear linking dwelling with garage, convert half of existing garage to form additional living space and apply an external stone skin to existing elevations of garage – approved subject to conditions

Proposed development

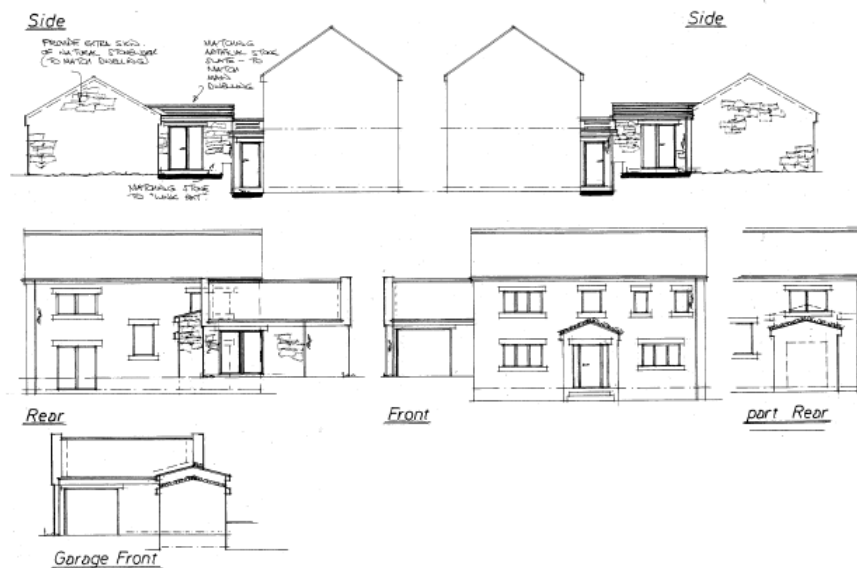
The applicant seeks permission to erect a stepped, single storey link extension between the rear elevation of the dwelling and the front elevation of the garage. The extension would measure circa 3m wide and 4.5m in length.

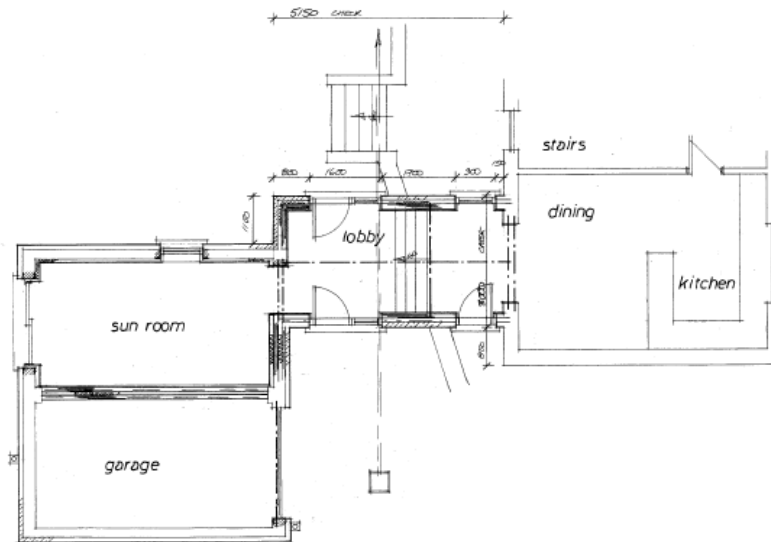
In addition to the extension, the applicant proposes to put an additional stone skin around the existing garage and convert half of the double garage into a sunroom. The existing pedestrian door in the Northern elevation of the garage would become a window and the existing rear elevation window would be changed to glazed doors.

Existing elevations & Layout



Proposed elevation & Plans





Policy Context

The site is set within Green Belt as shown on the Proposals Map of the Adopted Local Plan

Relevant Local Plan policies include:

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.

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:

- 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.

Supplementary Planning Documents

- House Extensions, Roof Alterations, Outbuildings and Other Domestic Alterations

Other

South Yorkshire Residential Design Guide

NPPF

The 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 the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Paragraphs of particular relevance to this application include:

Para 111 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 126 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Para 149 - A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- 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;

Consultations

Wortley Parish Council – no comments

Representations

No objections

Assessment

Principle of development

Extension or alteration of a building within the Green Belt are acceptable where the total size of the proposed and previous extensions does not exceed the size of the original building. Furthermore, the development must not have a harmful impact on the appearance, or character of the host property and will preserve the openness of the Green Belt.

Domestic outbuildings within the curtilage of the dwelling will be treated as part of the dwelling or an extension to it, except for the purposes of calculating the original size of the dwelling.

Domestic extensions should not affect the amenities of neighbouring properties or interfere with highway safety.

Green Belt

Local Plan Policy GB2 and NPPF Paragraph 149 both state that extensions or alterations of a building within the Green Belt are acceptable where the total size of the proposed and previous extensions does not exceed the size of the original building.

The proposed link extension would be a modest addition and fall far short of the size of the original building, as such, the proposal would not be contrary to Policy GB2 and the NPPF.

Visual Amenity

The proposed extension would be to the rear of the property located between the rear elevation of the dwelling and the front elevation of the garage, as such, it would not be in a prominent location or highly visible from public vantage points. In any case, its design would harmonise with the host property in materials and design and would be a subordinate addition, in accordance with Policy D1 and the SPD.

The additional stone skin around the garage would match the existing materials and the Southern half of the garage, which is the most visible from the highway, would remain largely as exists with the garage door in the front elevation. The alterations to the Northern half of the garage are relatively minor, including widening existing openings, and would face the applicant's private amenity space.

Residential amenity

The link extension is modest in terms of eaves and ridge height. It would also be set in from the boundaries shared with neighbouring properties, as such it would not be an overbearing feature or significantly increase overshadowing.

The link would contain windows facing the shared boundary, but it would accommodate a non-habitable lobby room. There is a window proposed in the sunroom facing the shared northern boundary, but this would be set away from the neighbouring amenity space and views would be limited by existing boundary treatments. The larger glazed opening in the rear elevation of the sunroom would face open fields. As such, privacy levels would be maintained, in accordance with Local Plan Policy GD1.

Highway Safety

The extension and alterations would result in the loss of 1no. parking space in the garage and an area of hardstanding to part of the front of the garage, however, there would still be ample parking and manoeuvring space to accommodate at least 2no. vehicles, in accordance with SPD 'Parking'.

Conclusions

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation:

Approve subject to conditions;

1. *The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.*
2. *The development hereby approved shall be carried out strictly in accordance with the plans (Nos 968-04 & 968-05) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.*
3. *The external materials shall match those used in the existing building.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.*