
2023/0065 & 2023/0135 (LBC)

Applicant: Mr D Allan

Description: Erection of single storey rear extension

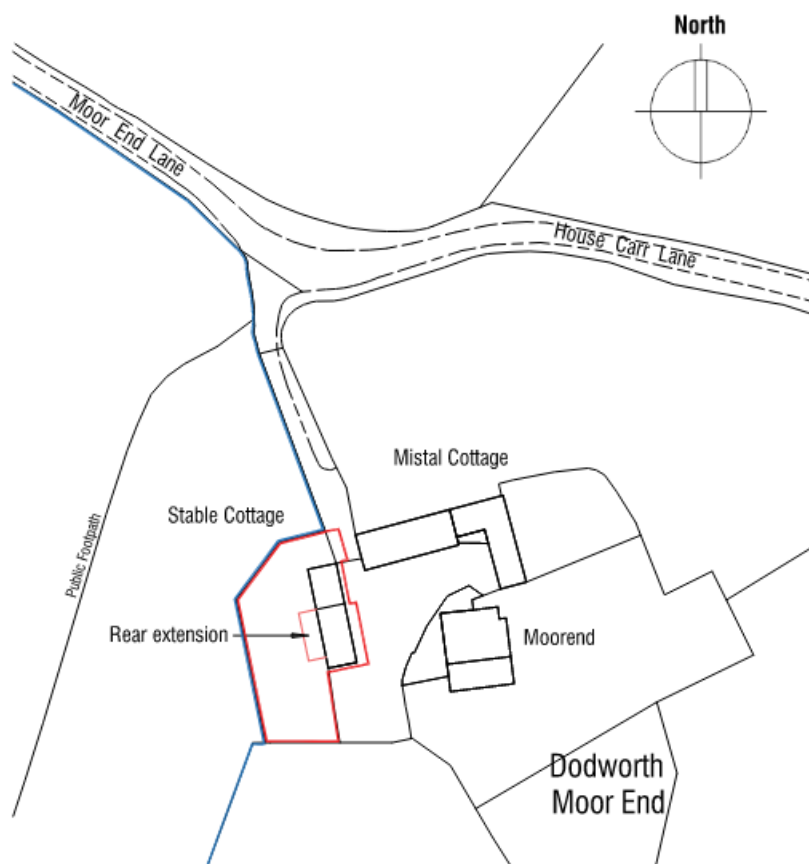
Address: Stable Cottage, Moorend Farm, Moorend Lane, Silkstone, Barnsley, S75 4RA

Site Location and Description

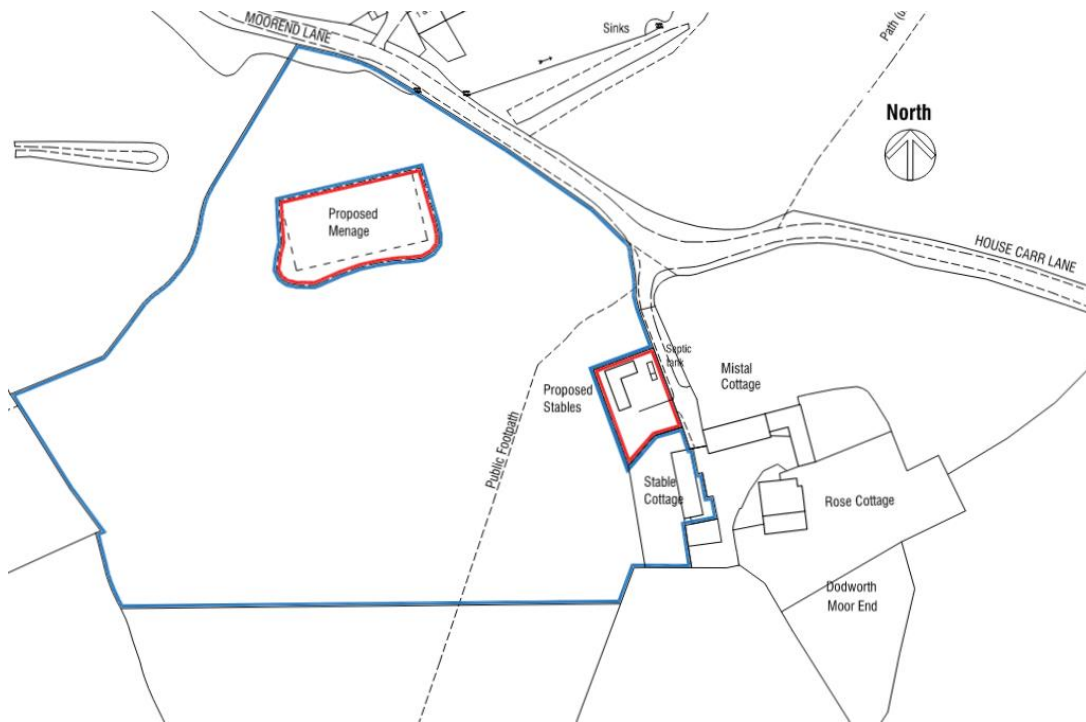
Stable Cottage, a two-storey stone building which is a 2017 amalgamation of two cottages, themselves converted from agricultural use in the 1970's. It is situated adjacent to two further dwellings in a former farmstead, located half a mile southeast of the settlement of Silkstone common. Although the dwelling is historical, it is not a listed building but does share a courtyard with a historically listed building and as such requires listed building consent. In relation to this specific dwelling, the conservation officer has noted that due to much twentieth century work, especially internal work, the dwelling has been "denuded it of its original character and appearance".

The site is within an area designated as Green Belt – Land to be kept mainly free of development.

Site Plans:



Above: Supplied Site Plan



Above: Proposed Site Plan for Approved Application 2020/1369 (Expiry June 2004)

Planning History:

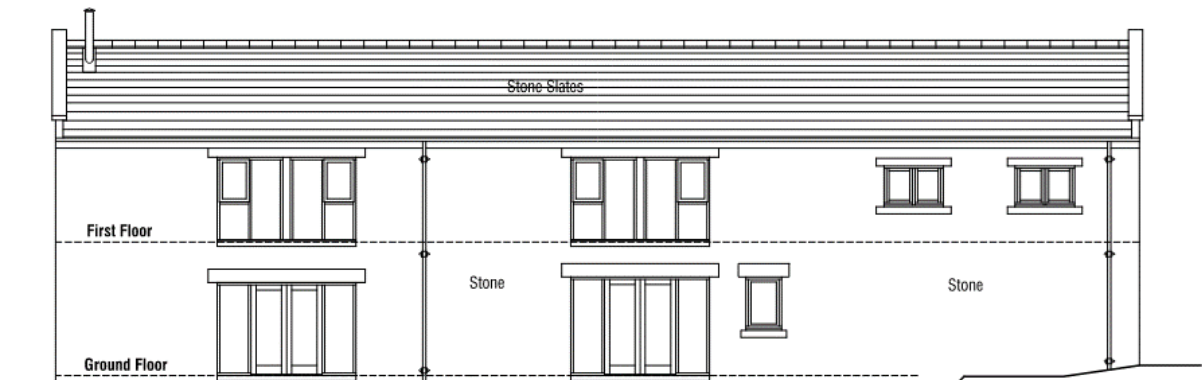
2020/1369: Erection of stables and menage

2018/1369 & 2018/1370: Erection of single storey rear extension and Listed Building Consent

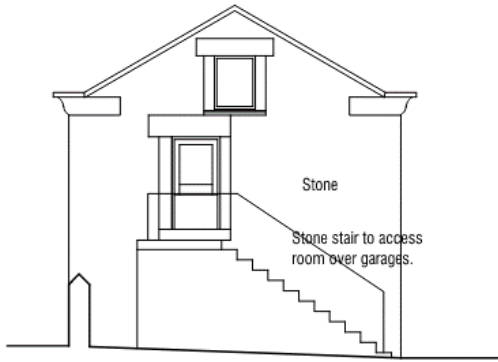
2017/0033: Conversion of 2 cottages into 1 dwelling, internal alterations and associated works. Listed Building Consent

Proposed Development

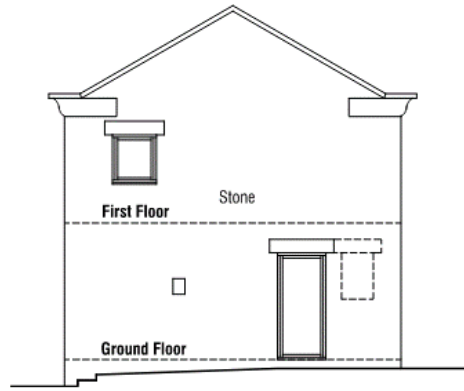
The proposed development is noted both by the applicant’s supporting documentation and the conservation officer as being of a very similar application to what was proposed and approved in planning application 2018/1369. The proposal is for a modest single-story, contemporary glazed garden room with a slight 5°/0.1m pitch. Matching materials are proposed to be used and the size of the proposal would be within the limits of permitted development if this were not associated with a listed building.



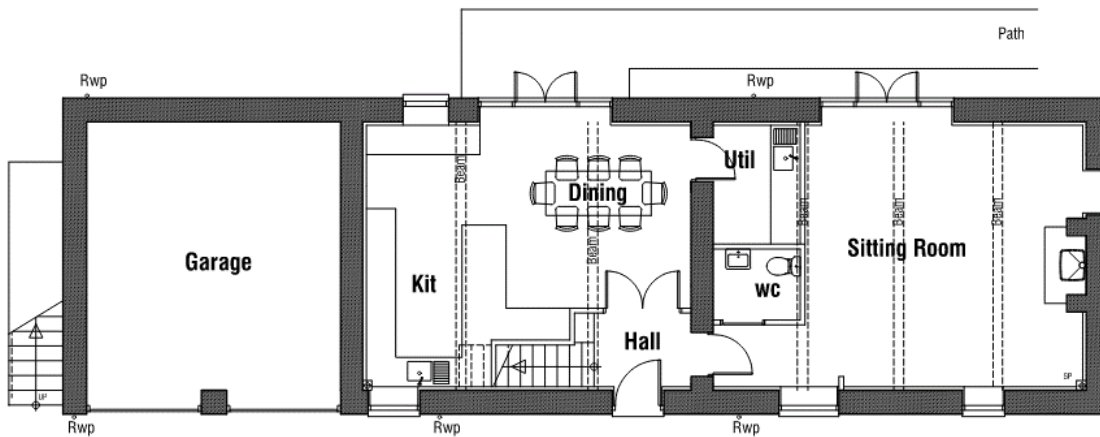
West Elevation 1:100



South Elevation 1:100



North Elevation 1:100

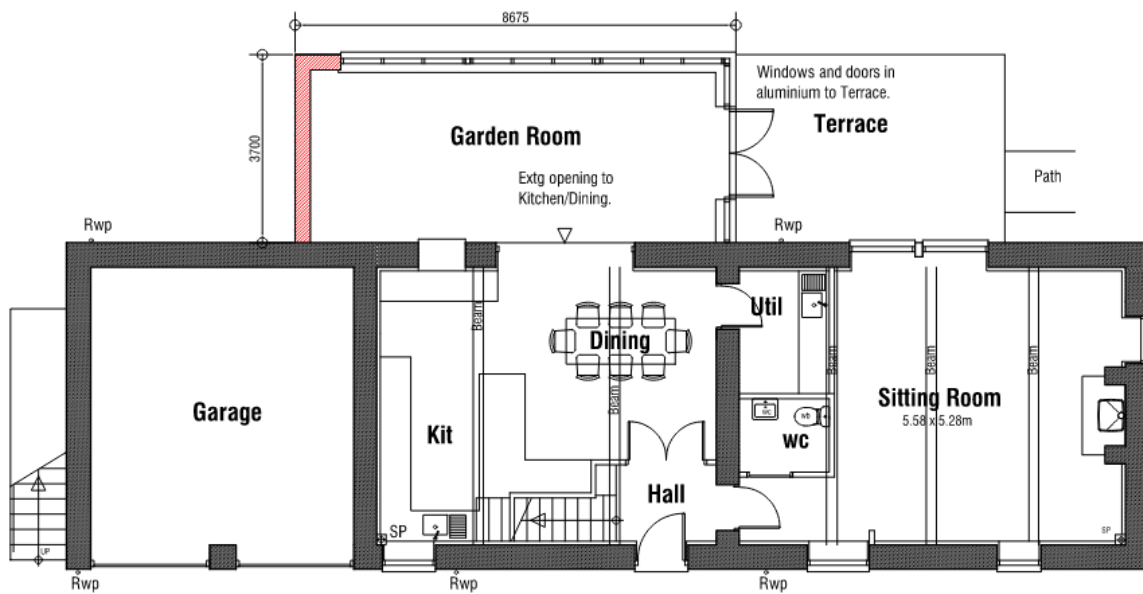


GROUND FLOOR PLAN 1:100

Existing Elevations

Measurements:

Rear projection: 3.7m Width: 8.675m Maximum Height: 2.9m

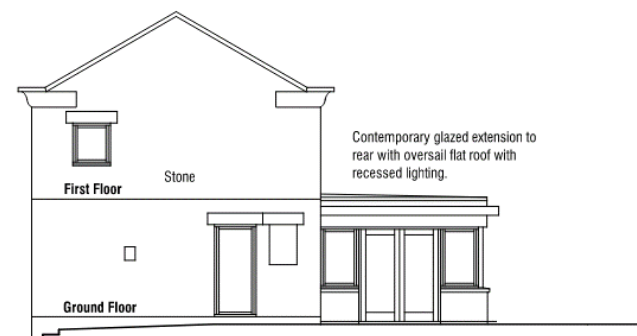


GROUND FLOOR PLAN 1:100



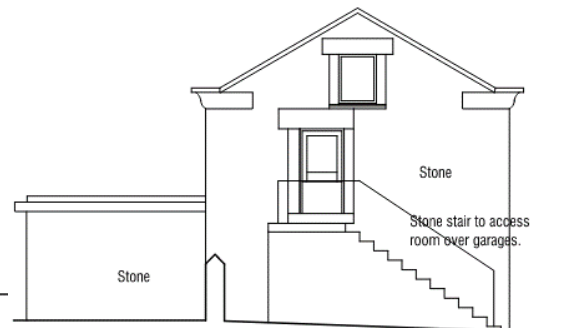
West Elevation 1:100

Single storey rear extension in stone walling to match existing with dark grey RAL 7032; aluminium window and door frames separated by steel support posts.



North Elevation 1:100

Pointing: External walls to be pointed in lime based grit sand mortar flush to the contours of the wall and slightly back from the aris of the stone; and brushed off to expose the aggregate.



South Elevation 1:100

Proposed Elevations

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the 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 also 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 and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 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 Policies

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.

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:

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.

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.

HE1 - The Historic Environment: Positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk.

HE3 - Policy HE3 Developments affecting Historic Buildings Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance.

Supplementary Planning Documents

House Extensions and other Domestic Alterations

NPPF

The National Planning Policy Framework set 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.

Paragraph 149:

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

(c) 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

Conservation Officer – No objections to the development. Conditions related to materials recommended.

Parish Council – No response

Representations

Adjacent neighbours were notified by post. No comments were received.

A Site Notice was placed nearby to the dwelling & a notice was placed in the Barnsley Chronicle newspaper. No Comments were received.

Assessment

Principle of development

Development with the curtilage of a listed structure or which may have an effect upon the setting of such should be assessed against the relevant policies and the assessment provided by the conservation officer.

Visual Impact and Impact on Listed Building

The Conservation officer has confirmed that the proposed development would not have a significant impact upon the listed building or its setting. The proposed development is located on the rear Western elevation of the dwelling and not the more prominent eastern elevation facing the shared courtyard. The extension would be single storey, subservient to the main building, and would be of design and materials to harmonise with the existing building.

Green Belt

There would be only a negligible impact on the openness of the Green Belt caused by the proposed development. Both local and national policy allow limited size extensions to existing dwellings within the Green Belt. It is unknown if the current consent of 2020/1369 has been enacted but the permission expires in June 2024. The 2020 permission is for menagerie, located in a field away from the principal dwelling and stables located adjacent to the dwelling, within the farmstead. As the total proposed or existing extensions would in total not exceed the original size of the dwelling, policies relating to the increased dwelling size would be met.

Existing Dwelling: 141 sqm

(Following 2017 Merger of two individual dwellings. Includes external staircase) or 137 sqm excluding staircase

Proposed Extension: 32 sqm or 22.7% of original dwelling size

Existing Outbuildings (or outstanding permission to build): 66.7 sqm or 47.3% of original dwelling size

Total Extensions: 98.7 sqm or 70% of original dwelling size

Residential Amenity

The proposal would be sufficient distance from neighboring properties not to impact on their amenities

Summary

It has been demonstrated that there's no concern about the development from the conservation officer, other than a recommendation in relation to materials, and that the proposal would comply with Green Belt policies, there appears insufficient grounds to not recommend the proposal for approval.

Recommendation - Grant subject to conditions