

2022/0996

Applicant: Mr Maddox

Agent: Mrs K Harris

Description: Two storey and single storey side extension

Address: Bank Cottage, Thurgoland Bank, Thurgoland, Sheffield, S35 7BR

Site Location and Description

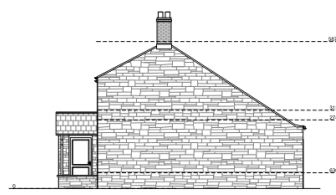
The property is a detached dwelling sited to the northern side of Thurgoland Bank. The site is within a rural setting within the Green Belt.



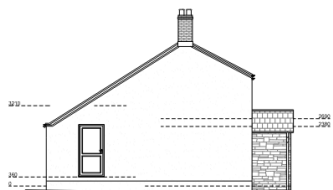
Site Location Plan



Existing East Elevation
Scale 1:50



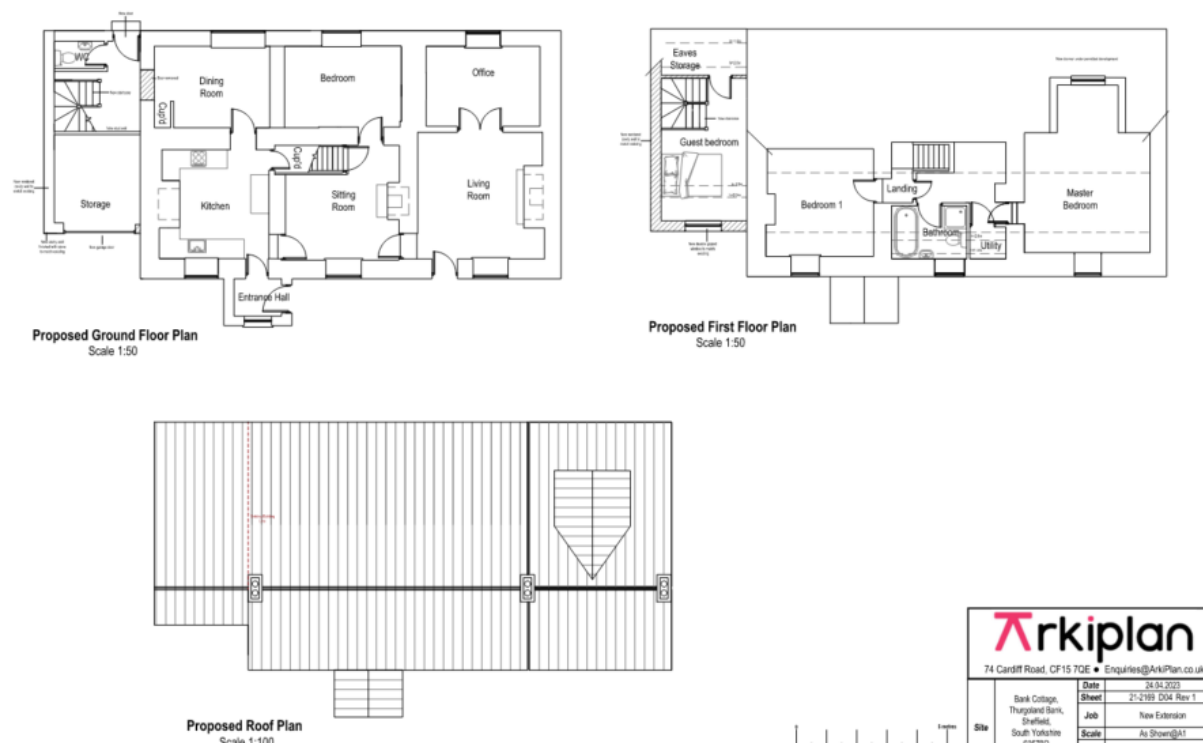
Existing North Elevation
Scale 1:50



Existing Elevations

Proposed Development

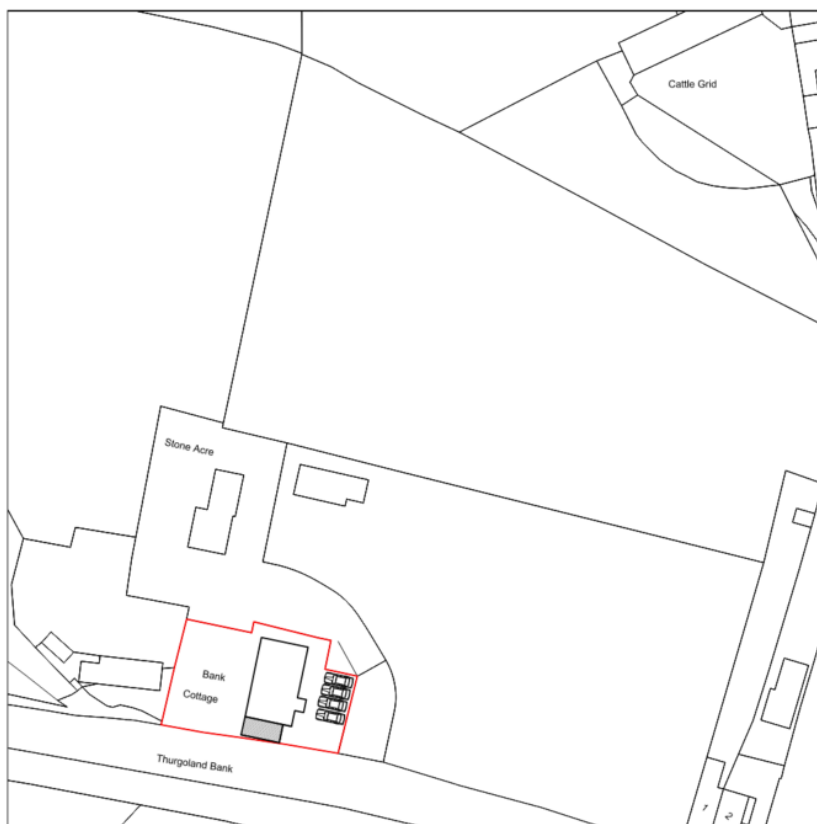
The applicant is seeking approval for the erection of a two storey and single storey side extension to the house. The extension would measure 6.7m in maximum depth, 3.2m in maximum width and 5.96m in maximum height with a dual pitch roof with eaves of 5.26m. The extension would be constructed from matching materials to the existing dwelling.



Proposed Floor Plans



Proposed Elevations



Proposed Block Plan

Planning History

Land adjacent to Bank Cottage

2021/0639- Erection of stable block- Approve with conditions

Bank Cottage

2006/0443 – Erection of a block of 3 stables – Approved with conditions.

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 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.

NPPF

The National Planning Policy Framework 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.

Local Plan

The site is allocated as Green Belt within the adopted Local Plan.

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents. The following policies are of relevance to this proposal:-

Policy SD1 Presumption in favour of Sustainable Development

Policy GD1 General Development

Policy GB1 Protection of Green Belt

Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt

Supplementary Planning Document

House Extensions

The SPD sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals for should:

- Be of a scale and design which harmonises with the existing building
- Not adversely affect the amenity of neighbouring properties
- Maintain the character of the street scene and
- Not interfere with highway safety.

These policies are considered to reflect policies set out in the revised NPPF, which requires development to be of high-quality design and provide a good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Highways- No objection, subject to condition.

Thurgoland Parish Council- No Comments

Trees- No objections.

Representations

2 neighbouring properties were consulted. No representations were received.

Assessment

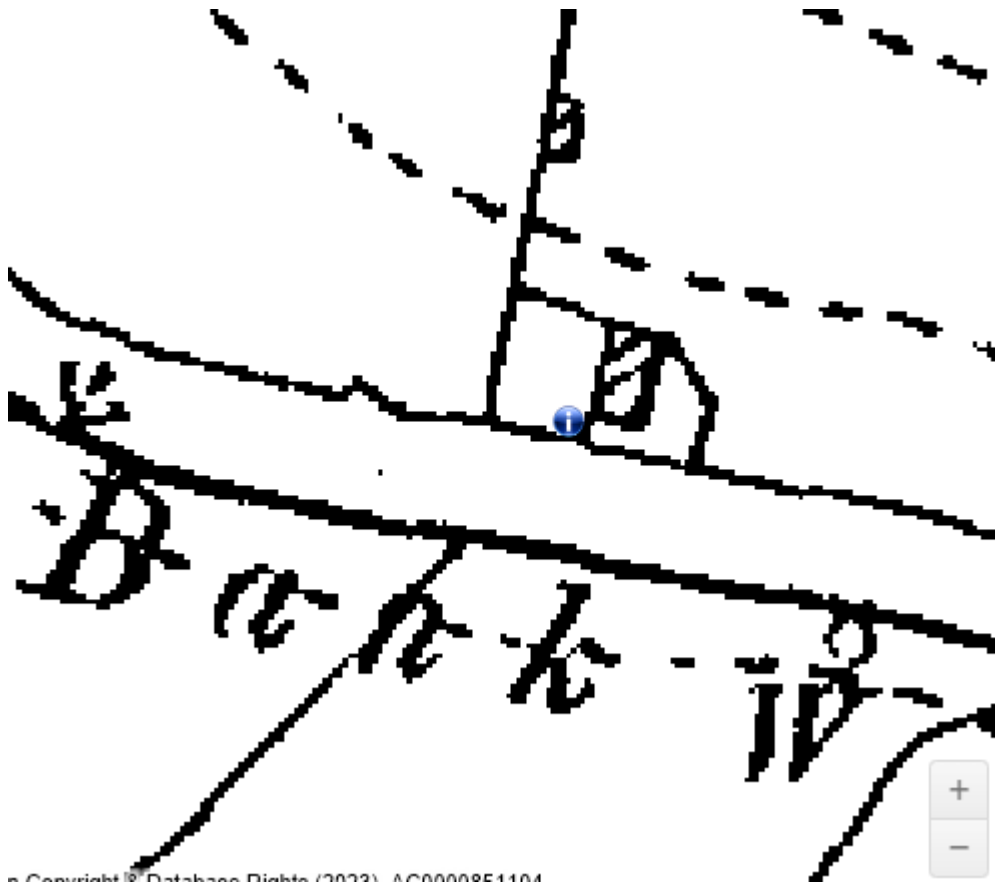
Principle of Development

As the property is set within the Green Belt policy GB2 of the Local Plan would apply.

Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt states the following: 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.

The sizes of a building as existing and proposed will be compared by reference to their gross floorspace, using the following guidelines: Floorspace will be calculated by external measurements of the building. Floorspace within roof spaces will not be taken into account. Outbuildings will not be taken into account when calculating original floorspace (but will be taken into account when calculating the cumulative additions to the original dwelling).



Dwelling as seen on 1948 Historic Map

The dwelling is seen on the historic 1948 map as above. It is considered the dwelling, as stood in 1948, had a floor area of approximately 226.6sqm (2 floors at approximately 113.3sqm). From looking at the history at the site, it does not appear that there have been any extensions to the dwelling at present. When measuring the floor plans submitted, they are approximately the same at 2 floors equalling 236.48sqm (118.24sqm each). The extensions would measure 43sqm and as such would be a total increase of 19% in floor area from the original dwelling.

The addition of the extensions would therefore be in line with the rules on extensions and alterations of buildings within the green belt as the extensions would not exceed the size of the original building, however the assessment will also need to take into account whether the garage would have a harmful impact on the appearance, or character and whether it will preserve the openness of the Green Belt. This will be discussed in further detail below.

Residential Amenity

The property is a stand-alone detached dwelling in a rural location and there are no properties to consider either side of the property. To the rear there is a stables which does not need to be considered from a residential amenity perspective. In taking the above into consideration, the proposal would not cause any detriment through overlooking or overshadowing and would not need to abide by any external separation distances as stipulated by the Council's SPD as there are no neighbouring residential properties to consider.

The proposed extensions are therefore considered acceptable in terms of residential amenity in accordance with policy GD1 of the Local Plan and the SPD.

Visual Amenity

The Supplementary Planning Document for House Extensions provides specific guidance for two storey extensions and states:-

'All two-storey side extensions should therefore have a pitched roof following the form of the existing roof. To prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling. A setback from the front elevation allows for a vertical break in the roof plane and a lowering of the ridge line.'

Amended plans were requested throughout this application to ensure a set back and set down was achieved so that the extension would appear subordinate. The extension is set back 1.5m from the principle elevation of the dwelling and set down by 0.21m from the ridge.

This set down and substantial set back, in addition to the fact that there are no properties to the side of the subject dwelling would ensure the extension appears as an extension. The extension would have a dual pitch roof following the form of the existing roof and the sideways projection would not exceed more than two thirds the width of the original dwelling.

In terms of the visual impact of the proposal it is noted that the proposal is using matching materials to the existing property and details such as windows will also replicate that seen on the existing property which is in accordance with our policies.

It is noted that the scheme has a rear dormer which is labelled as permitted development. It is considered that the dormer meets the requirements of Schedule 2, Part 1, Class B of the General Permitted Development Order and is therefore acceptable.

The scheme is therefore considered acceptable in terms of visual amenity in accordance with Local Plan Policy D1.

Highway Safety

The application proposes to provide a side extension which will provide additional residential accommodation and increase the number of bedrooms from 3 to 4 which is unlikely to increase the number of vehicle movements generated by the development. Access to the site will remain as existing which, as there will be no intensification of use, will be acceptable.

Concern was previously raised that the proposed extension would encroach upon visibility splays from the site onto B6462 Thurgoland. It was requested that a drawing should be provided that demonstrates vehicular visibility splays of 2.4m x 43m which are within the control of the applicant and contain no obstructions over 0.6m.

In receipt of this, it was considered that despite the fact the splay crosses third party land, the access is already used by the property. Highways visited the site and noted it had been re-surfaced and lined and the verge tidied so the eastern side of the access is now a stone-filled drainage channel. The works appear to have improved the visibility available to drivers exiting the site. To the west, there is an historic high wall and mature vegetation that would impinge on visibility more than the proposed extension. It is considered that the visibility splay was acceptable.

Barnsley Supplementary Planning Document (2019) requires that 2 parking spaces are provided for a 3-4 bedroom dwelling. The application proposes to provide a garage but the dimensions of the garage do not comply with South Yorkshire Residential Design Guide (SYRDG) (2011) which requires single garages to have dimensions of 6.5m x 3m to be considered as a parking space, however, as the proposed development will not encroach upon

existing parking and as the parking need generated by the site will not be increased the proposal will be acceptable.

Highways therefore support the proposal subject to a condition requiring that the part of the site to be used by vehicles shall be surfaced in a permeable material to ensure provision for surface water and to ensure highway safety is abided by.

Trees

There are remnants of a hedgerow present on the boundary adjacent to the proposed extension, however this has been severely managed and although the rootstock appears old the hedge now has little merit and as such does not pose a constraint to the proposal. Therefore, it would not be proportionate to request protection measures for the remnants of the hedge and as such there are no objections to the proposal from a tree perspective.

Recommendation

Grant