
2024/0479

Mr Adrian Doyle

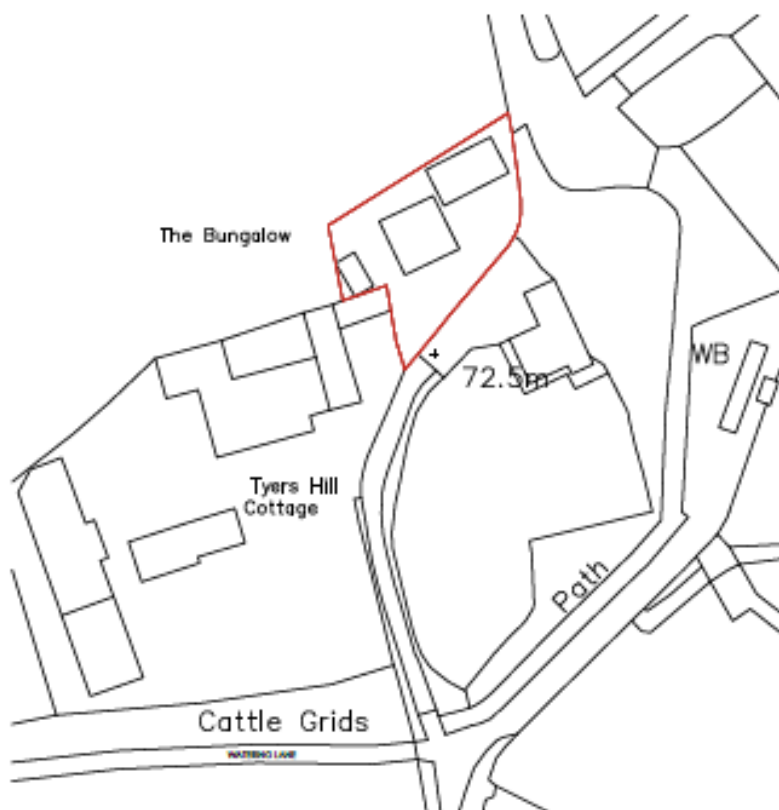
The Bungalow, Tyers Hill, Ardsley, Barnsley, S71 5ET

Demolition of existing outbuildings, rear extension, alteration and raising of roof to incorporate front and rear dormers and rendering of property. (AMENDED PLANS)

Site Description

The application relates to detached residential dwelling The Bungalow, Tyers Hill within a small hamlet located between Ardsley and Darfield. The surrounding area consists of predominantly barn conversions, along with some single storey buildings, bungalows and a farm including agricultural buildings. The area is within the green belt.

The property is a red brick bungalow raised above the surrounding dwellings due to the increase in height of the landscape. The property is screened on all boundaries by vegetation with the exception of the front driveway. On site to the northeast is a detached single storey wooden outbuilding with a pitched roof. To the south of the property is a single storey stone farming building. To the southwest we find a stone two storey barn conversion along with attached single storey outbuildings and garages. To the east of the site are large agricultural buildings which are screened by a large, wooded area.

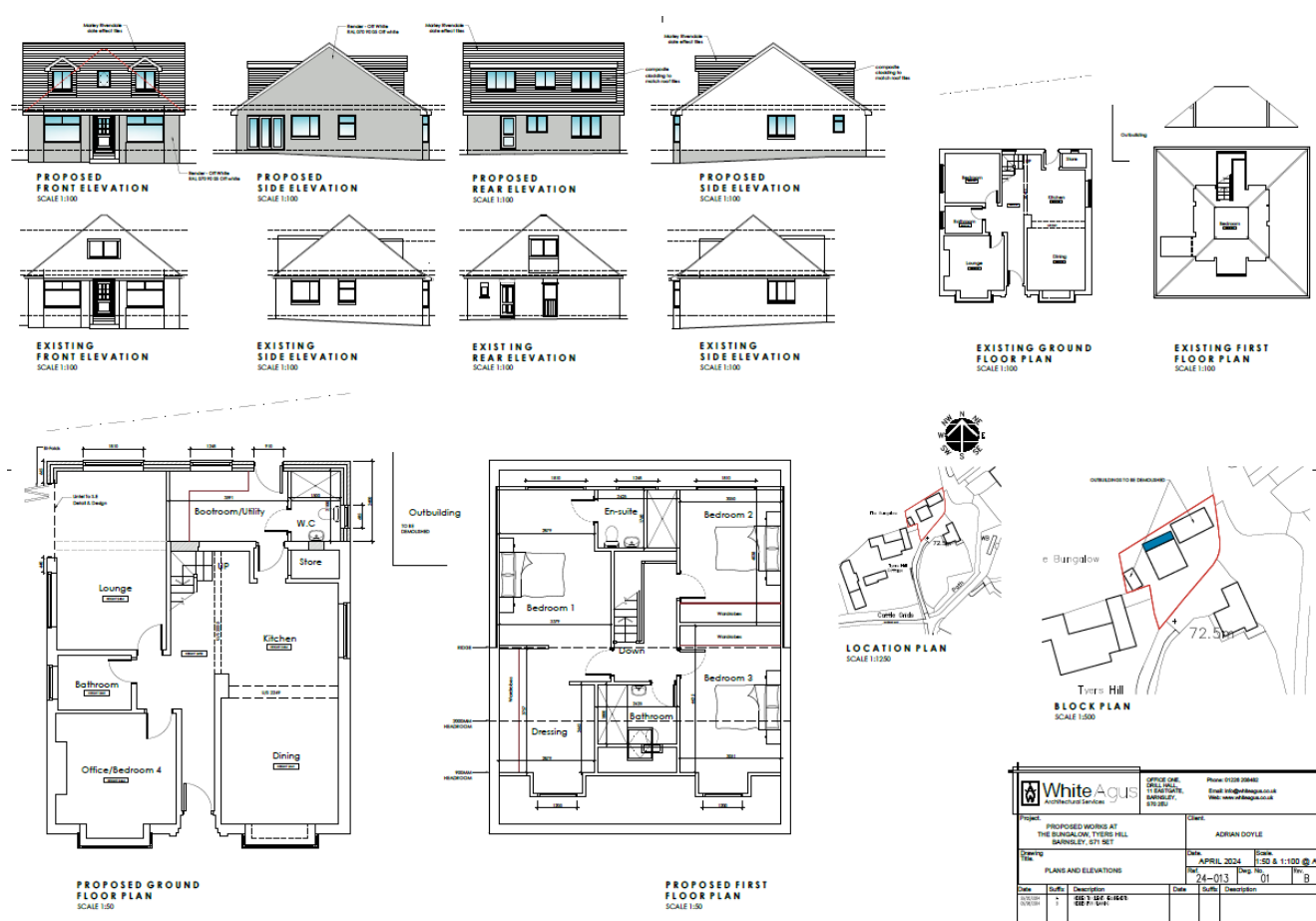


Planning History

No previous planning history

Proposed Development

The applicant is seeking approval for the demolition of two outbuildings, the erection of a single storey rear extension, a raised re-roof to incorporate front and rear dormers and to render the property. The proposed extension will extend by approximately 2.5 metres the full width of the property approximately 9 metres bringing the property to within 1 metre of the rear boundary. Bi-fold doors have been proposed on the west elevation spanning approximately 2 metres. Rear (north) elevation windows and a door have been proposed along with a window in the east elevation. The roof shape will be changed from a pyramid pitched roof to a gable pitched roof using Marley Rivendale slate effect tiles. The roof will be raised by approximately 0.4 metres. The roof will incorporate the principal elevation, two pitched roof dormer windows symmetrical to the ground floor windows with a setback of approximately 1 metre and below the ridge line by approximately 0.7 metre. A centralised Velux window has also been proposed between the two principal elevation dormer windows and in line with the front door. A flat roof dormer has been proposed for the rear of the property with a total width of approximately 8.5 metres. The dormer will have a setback from the eaves of approximately 0.7m and be approximately 1 metre below the ridge line. The dormer will have a volume of approximately 30cubic metres. The property is proposed to be rendered in RAL 070 90 05 off white render. An amendment was made to the plans to include the demolition of the existing outbuildings.



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Project:	PROPOSED WORKS AT THE BUNGALOW, TYERS HILL, BARNESLEY, S10 5ET	Client: ADRIAN DOYLE
Drawing Title:	PLANS AND ELEVATIONS	Date: APRIL 2024 Scale: 1:50 & 1:100 @ A1
Drawn:	24-013	Rev: 01
Check:	1	Rev: 01
Scale:	1:50 & 1:100	Rev: 01

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 urban fabric within the adopted Local Plan which has no specific allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***
- ***Policy GB1: Protection of Green Belt***
- ***Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt***

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.***

Consultations

No Consultations

Representations

Neighbour notification letters were sent to surrounding properties and a site notice was used. No representations were received.

Assessment

Principle of Development

The site falls within Green Belt as such, extensions, roof alterations, outbuildings and other domestic alterations will be considered against the general principles from the SPD and the following criteria;

- The total size of the proposed and previous extension should not exceed the size of the original dwelling
- The original dwelling must form the dominant visual feature of the dwelling as extended

The proposed extensions will remain subsidiary to the host dwelling and is of a scale and design which is appropriate to the host property due to the large size of the property when compared to the extensions. The original dwelling will still be dominant. Extensions and alterations to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

Impact on the Green Belt

Policy GB1: Protection of Green Belt – In accordance with the NPPF, the erection of new buildings within the green belt will be classed as ‘inappropriate’ development with sites in the green belt being protected from such. Exceptions to this are:

- Buildings for agriculture and forestry;
- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries;
- 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;
- The replacement of a building provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages, and limited affordable housing for local community needs; and
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land).

All such buildings will still be considered in terms of their impact on the openness of the green belt and whether they cause other harm. In accordance with the NPPF and as set out in GB1, the Council will not allow proposals for ‘inappropriate’ development in the Green Belt unless it can be shown that there are very special circumstances that justify setting aside local and national policy.

Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt – Provided that 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.

The initial analysis will investigate the date the existing building was erected. There is no evidence of the property in 1948. The property is first shown on the 1960 mapping. It is therefore deemed the dwelling was built between 1948 and 1960. On site inspection two outbuildings are evident. The larger outbuilding to the northeast of the dwelling is deemed to have been erected post 1990. The second smaller outbuilding is deemed to have been erected post 2013. These outbuilding therefore must be considered as part of the proposed floor space increase along with the proposed extension to the dwelling.

The 1960 mapping indicates the following dwelling floor sizes compared with the later additions and the proposal.

- Original ground floor 1960 – 81sqm (measured from submitted plans)
- Outbuilding built post 1990 – 75sqm
- Outbuilding built post 2013 - 21sqm
- Proposed extension – 21sqm

The proposal has been amended to include the demolition of the existing outbuildings to ensure that the development does not exceed the 100% increase threshold. The proposal without the outbuildings equates to 81sqm + 21sqm = 102sqm (increase of 26%) and therefore accords with SPD guidance in this regard.

The proposal would therefore be within the SPD guidelines provided for extension within the green belt and so would be considered acceptable in accordance with Local Plan Policy BG1 and GB2.

To ensure that no further development takes place, a condition is attached to remove permitted development rights. A condition is also attached to ensure that the demolition takes place prior to any above ground works.

Residential Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposal would not adversely affect the amenity of neighbouring properties.

Given the existing boundary treatment the proposal will be mostly screened from direct neighbours to the east and west and no neighbours are found to the rear (north) boundary preventing any overlooking. The roof height will have a minor increase of approximately 0.4 metres and is not to the south of any neighbouring residential properties providing no detrimental overshadowing impacts. The dwelling is viewable from the entrance to the site but not fully viewable from neighbouring properties. Windows and doors have been detailed on the rear extension; these again are screened by the existing boundary treatment.

The rear roof dormer does not provide any overlooking as the rear boundary has no neighbouring properties. The principal elevation dormer windows allow for overlooking towards the farming building. This is however, screened by on site boundary treatment as well as its own boundary treatment and is not currently an inhabitable building. Neighbouring property, Tyers Hill Cottage can be overlooked from the principal elevation dormer window from approximately 15 metres away. There is no overlooking possible to any habitable rooms and the neighbours private garden is screened by the existing outbuilding of the neighbouring property resulting in no detrimental effect on residential amenity. Glazing has been detailed within the rear dormer which services an en-suite and so will be conditioned to detail obscured glass for the applicant's own residential amenity.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and would not have an overbearing impact. The proposal is

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

Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if they would not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling,

The House Extensions and Other Domestic Alterations SPD states that the total size of the proposed and previous extension should not exceed the size of the original dwelling and the original dwelling must form the dominant visual feature of the dwelling as extended.

The proposed extension is incorporated within the new roof design. An enlargement to the property is proposed without the visual impact of an extension. This provides an increase in floor space for the applicant without any obvious evidence of an extension. The existing principal elevations includes a central flat roofed dormer. The proposed principal elevation provides two principal elevation dormers which have been detailed in line with the existing ground floor glazing. The dormers also provide a pitched roof as opposed to the existing flat roof and are aligned sympathetically with the dwelling which provides positive impact to the visual amenity of the property. A Velux window has also been detailed centrally to the principal elevation dormers which aligns with the front door of the property. The front dormers are set down from the ridge, back from the eaves and in from the sides of the dwelling generously. The rear elevation dormer is a flat roofed dormer which although is not preferable over a pitched roof dormer would be considered acceptable in this case. The dormer cannot be seen from the front of the property or by any neighbours. The dormer is set down from the ridge and back from the eaves far more generously than the existing dormer. The roof height increase of approximately 0.4 metres is minimal and not considered detrimental to the visual impact of the area. The change in roof shape from hipped to gable is necessary to implement the proposed dormers and bedroom additions and is not considered detrimental to the overall visual amenity of the surrounding area. The change in roof form would also be more in keeping with the surrounding buildings

Off white RAL 070 90 05 render has been proposed to the whole dwelling along with Marley Rivendale slate effect tiles to the roof. Although render is avoided and no other surrounding dwelling use render, the existing dwelling is built from red brick which is also not used in the surrounding area. Predominantly stone has been used on the few dwellings nearby with grey slate pitched roofs. The proposed render would therefore sit more sympathetically with the surrounding dwellings and the change in roof slate from red to grey slate coloured would match the surrounding area allowing the dwelling to be more in keeping with the surrounding area enhancing its character.

The proposal is therefore not considered to significantly alter or detract from the character of the street scene and is considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The proposal will result in an increase in the number of bedrooms provided from 2 to 4. This would require the property to facilitate 2 parking spaces. The dwelling already facilitates more than 2 parking spaces and so will not in any way affect highway safety.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

Recommendation – Approve subject to conditions

