
2023/0863

Mr Waldron

Replace existing rear conservatory with orangery.

The Croft Farm, High Street, Billingley, Barnsley, S72 0JA

Site Location and Description

The Croft Farm is an existing dwelling which forms a domestic property approved in the late 1980s. The dwelling is accessed from the rear via a private drive accessed from High Street. The stone-built property is set back from the highway and at a slightly elevated position surrounded by manicured lawn to the front with a garden area and paddock to the rear. There is no access to the property from High Street.

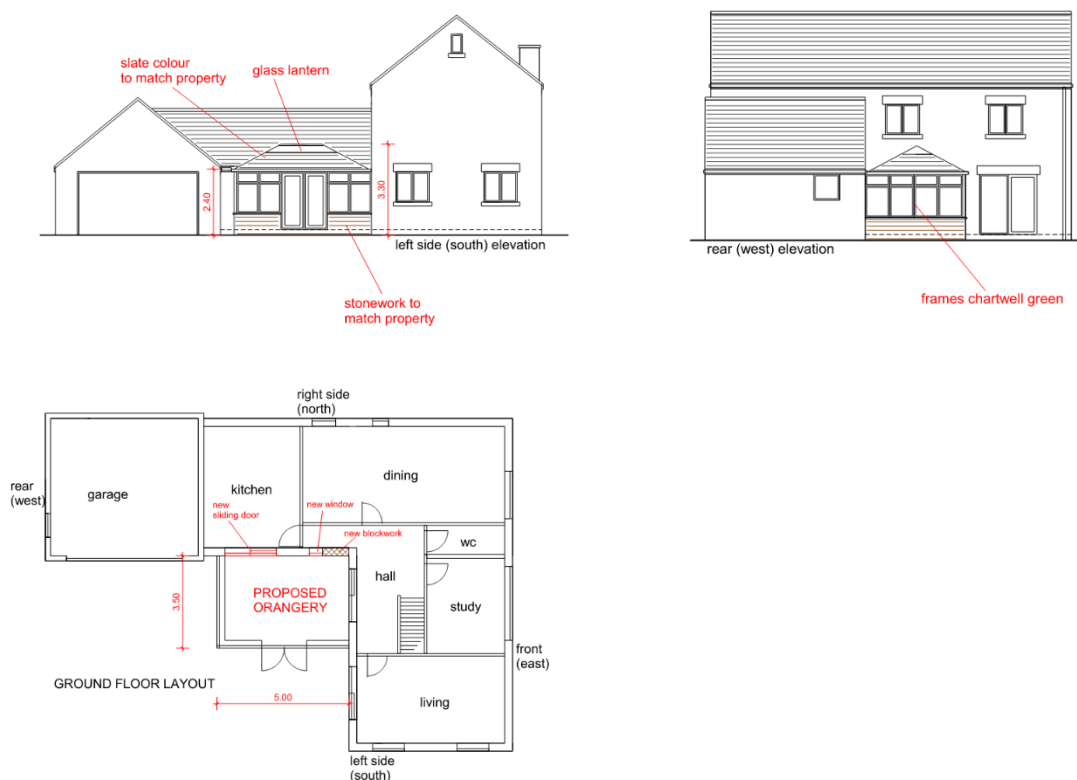
Site History

2018/1555 - Erection of two storey detached dwelling and garages – refused March 2019

2023/0679 - Erection of stables – approved September 2023

Proposed Development

The applicant seeks permission for the erection of a single storey orangery to the western elevation of the dwelling to replace the existing conservatory. The proposed orangery is to measure 3.5m by 5m and is to have an overall height of 3.3m. The orangery frame is to be Chartwell Green to match the windows in the original dwelling, which are to be replaced.



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.

Local Plan

The site is allocated as Green Belt and with the Billingley Conservation Area, within the Adopted Local Plan, and therefore the following policies are relevant:

Policy GB1 Protection of Green Belt
Policy HE1 Historic Environment
Policy HE2 Heritage Statements and general application procedures
Policy GD1 General Development
Policy D1 High Quality Design and Place Making
Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety

National Planning Policy Framework (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.

Chapter 13 Protecting Green Belt Land

Paragraph 147 states that, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 148 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. "Very special circumstances" will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 149 states that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt however there are exceptions to this, which amongst others include:

- 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

Chapter 16 Conserving and enhancing the historic environment.

Paragraph 189 states that heritage assets range from sites and buildings of local historic value to those of the highest significance. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

Paragraph 195 states that Local Planning Authorities should identify and assess the particular significance of any heritage assets that may be affected by a proposal (including development affecting the setting of a heritage asset) taking account of the available evidence and necessary expertise.

Paragraph 197 states that in determining applications, local planning authorities should take account of; the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.

Consultations

Conservation Officer – No objections.
Forestry Officer – No objections.
Historic England – No objections
Parish Council – No comments received.

Representations

The application was advertised by way of neighbour notification letters, a site notice, and a press notice; no representations have been received.

Assessment

Principle of development

Extensions to residential properties are considered acceptable in principle where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety and where they comply with other Local Plan policies.

The property lies within Green Belt where proposals to extend dwellings (domestic outbuildings within the curtilage of the dwelling will be treated as part of the dwelling or an extension to it) are acceptable in principle provided that, the total size of the proposed and previous extensions does not exceed the size of the original dwelling and the original dwelling forms the dominant visual feature. In addition, the construction of the extension should be of a high standard of design and reflect the architecture of the building.

Extensions will only be allowed where they do not exceed 100% increase above the size of the original dwelling.

Floor Space Calculations

Original Dwelling

The original dwelling has been based on the floor area of the dwelling as shown on the existing plans excluding the conservatory.

Ground Floor	=140.26m ²
First Floor	=78.08m ²
Total	=218.34m ²

NB outbuildings which form part of the original building as built in 1948 are not taken as part of it when calculating original floor area.

Therefore, total floor area of existing and proposed extensions and outbuilding permitted is 218.34m²

The existing porch extension to the western elevation is to be demolished and has not been included with the calculations.

Proposed Extension	= 3.5 x 5
	= 17.5m ²
Total Proposed	= 17.5m ²
Difference	= 218.34 – 17.5
	= 200.84m ² under

Therefore, the proposal falls within 100% and complies with the initial element of GB2 and the guidance within the NPPF and therefore it is considered that the proposal will not have a detrimental impact on the openness of the Green Belt. Taking this into account along with the siting of the proposed extensions it is considered to be in acceptable when considered against Local Plan Policy GB2 Replacement, extension, and alteration of existing buildings in the Green Belt.

Impact on openness and character of Green Belt, Conservation Area, and Visual Amenity

The proposed extension is to be located on the western elevation of the dwelling and is to replace an existing conservatory, whilst this is the elevation which provides access to the premises, it does not face the highway nor public vantage points. The orangery is to have stone work and a slate-coloured roof to match the existing dwelling, the framework to be painted Chartwell Green. It is also proposed to change the windows of the dwelling to the same colour; this has been included on the proposed elevation plans for clarification but does not require the benefit of planning permission.

The erection of the orangery on the western elevation of the dwelling would not form a dominant feature within the street scene, nor would it impact on the openness of the green belt given that it is within the built-up area of the curtilage and the original dwelling would

provide screening from public vantage points. As such would not be in conflict with Local Plan Policies HE1, GB1 or D1 and is considered acceptable.

Residential Amenity

Whilst the proposed extension is to be of a larger footprint than the conservatory which it replaces, given the location of the original dwelling and its design and orientation in relation to its neighbours the proposed extension would not lead to an increase in overlooking, overshadowing or loss of outlook and as such is in compliance with Local Plan policy GD1 General Development.

Highways Considerations

The proposal does not result in the loss of off-street parking nor a requirement for additional provision, nevertheless the scheme provides sufficient off-street parking for a dwelling of this size and sufficient space to turn within the site to allow entry and exit in a forward gear and as such it is considered acceptable in terms of its impact on highway safety.

Conclusion

Based on the assessment above it is considered that the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene, the non-designated assets or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1, HE3 and T4 and is acceptable.

Recommendation

Approve with Conditions