

Planning Statement

The Kennels, Hoylandswaine



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1. Introduction

Purpose of Statement

- 1.1 The Planning Statement has been prepared on behalf of Mr Durr to accompany a planning application for the extension and alteration of an existing dwelling at The Kennels, Renald Lane, Hoylandswaine, S36 7JX.
- 1.2 The purpose of this statement is to assess the application proposals in relation to the current planning policy framework and any other material planning considerations.

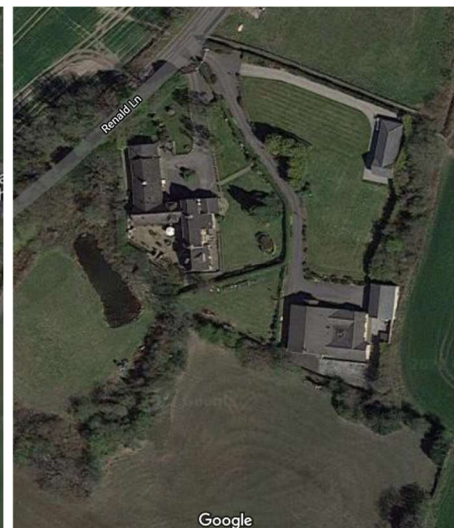
Structure of Statement

- 1.3 The Planning Statement is structured as follows:
 - **Section 2** provides a description of the site and surrounding area, including any relevant planning history.
 - **Section 3** sets out a brief outline of the development proposals.
 - **Section 4** outlines the relevant planning policy context.
 - **Section 5** assesses the proposed development in the context of the adopted Development Plan in force for the area and any other material considerations.
 - **Section 6** draws conclusions on the overall findings of the statement

2. Site Context

Local Context

- 2.1 The site is located in the countryside, located approximately 250m to the north west of Hoylandswaine. It forms part of a small cluster of built form, with The Cottage to the west and a detached stable and storage building to the north, which serves The Cottage. It is accessed off Renald Lane along a private drive.
- 2.2 The cluster of development and the associated curtilages are physically and visually well defined from the surrounding countryside, with a framework of mature hedges and hedge trees. This allows it to sit comfortably within its setting, hunkered down into the well-established landscape framework.



Left: Aerial Photo of
Wider Context

Above: Inset
of
Application
Site

- 2.3 The existing dwelling is single storey comprising a range of buildings, and was formed from the conversion of former kennels, hence the name. The dwelling provides approximately 294 sq m of floorspace. There is a detached garage located to the north east of the dwelling, which is approximately 60 square metres.
- 2.4 Whilst formerly a kennels, the dwelling is of an appearance that offers little clues of its history. It is viewed as a dwelling in the countryside.

Planning History

- 2.5 The site has been the subject of the following applications.
- 2016/0981 – *Erection of a detached garage – Approved 04/10/2016*
 - 2010/1445 - *Conversion of former kennels into dwelling – Approved 08/03/2011*
- 2.6 Both consents were subsequently implemented.

3. Development Proposals

- 3.1 The proposal is simple in its form and includes the introduction of an additional level on the northern half of the building, with the elevational treatment involving a continuation of the existing treatment. The detached garage will be retained and the ground floorspace will be altered to provide more coherent living space and complement the bedrooms being provided at first floor level.
- 3.2 There will be no increase in the building footprint. The form of the building will be retained and will somewhat reflect the approach found in The Cottage to the west, and other buildings in the surrounding area, which include a mix of single and two storey buildings.
- 3.3 The total amount of new floorspace proposed is approximately 140 sq m.
- 3.4 By limiting the changes to within the existing footprint, no changes are required to the area surrounding the building and the mature landscape framework will be unaffected, thereby maintaining the level of privacy and screening currently afforded.

4. Planning Policy Context

4.1 The Development Plan for the area comprises the Barnsley Local Plan (January 2019). The Local Plan Policies confirms that the site is located within the Green Belt.

4.2 The following policies are considered to be of particular relevance to the proposed development.

GD1: General Development

4.3 Sets out the general criteria to assess all development against. Amongst others, it states development will be approved if there will be no significant adverse effect on living conditions and residential amenity of existing and future residents; and any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated.

H9: Protection of Existing Larger Dwellings

4.4 Resits the loss of existing lager dwellings. The supporting text notes that previous consents have resulted in the loss of larger homes and an increase in the number of smaller homes contributing to the imbalance in the housing stock towards smaller homes.

D1: High Quality Design and Place Making

4.5 Development is expected to be of a high quality and will be expected to respect, take advantage of and reinforce distinctive, local character and features of Barnsley.

LC1: Landscape Character

- 4.6 Development will be expected to retain and enhance the character and distinctiveness of the individual Landscape Character area in which it is located. The site is located within the West Barnsley Settled Wooded Farmland Landscape Character Area.

GB1: Protection of Green Belt

- 4.7 Green Belt will be protected from inappropriate development in accordance with national planning policy.

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

- 4.8 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.*** (Our emphasis).
 - Dividing an existing house to form smaller units of accommodation.
- 4.9 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.

- 4.10 The supporting text to the policy confirms that the Council will allow extensions of properties in the green belt provided that cumulatively they would not amount to more than a doubling of the size of the original building. Original means as existing in 1948 or, in relation to a building constructed later, as it was built.
- 4.11 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).

Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Alterations SPD (May 2019)

- 4.12 This SPD sets out the design principles that will apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations in particular.
- 4.13 This SPD also applies to houses that are located in Conservation Areas and the Green Belt as well as any houses that are listed buildings, however, due to the special characteristics of these areas, more stringent controls may need to be applied.
- 4.14 Proposals for house extensions, roof alterations, outbuildings and other domestic alterations should:

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.

4.15 Within the Green Belt, extensions, roof alterations, outbuildings and other domestic alterations will be considered against the general principles above and the following criteria:

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

4.16 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.

National Planning Policy Framework (NPPF – 2021)

4.17 Paragraph 149 states that local planning authorities should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are (amongst others):

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.

5. Planning Assessment

5.1 Having regard to the proposed development and relevant planning policy context, the following key issues will be addressed within this section:

- The Principle of Development
- Character and Appearance.

5.2 The key Local Plan policy is GB2: Replacement, extension and alteration of existing buildings in the Green Belt. This permits the 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. This is repeated in the more recent House Extension SPD, which states that the total size of the proposed and previous extensions should not exceed the size of the original dwelling.

5.3 So for example, an existing original dwelling that is 100 sq m in size could, in principle, be increased in size to 200 sq m.

5.4 In the instance the original dwelling totals some 294 sq m. With the addition of the detached garage, which was approved in 2016, the existing dwelling for the purposes of Local Plan policy GB2, has already been increased in size by 60 sq m (albeit a detached garage), taking the total up to 354 sq m. This equated to a 20% increase from the original dwelling.

5.5 In this instance the proposed development is simple in its form and relatively modest in terms of the permitted allowance set by the local policy and guidance. It is proposed to add an additional level to the northern half of the building, which will introduce an additional 140 sq

m of floorspace, with the resultant dwelling totalling some 434 sq m of floorspace.

When combined with the 60 sq m detached garage, this will still only represent a 59.5% increase from the original dwelling. This is well within (i.e. 40.5% below) the 100% tolerances permitted by the policy as summarised in the table below, and clearly demonstrates that the size of the extension is proportionate.

	Floorspace (m ²)	Running Total (m ²)	Percentage Increase from original (%)	Remaining GB2 tolerance (%)
Original Dwelling	294	294	-	100%
Detached Garage	60	354	20%	80%
Proposed Extension	140	494	59.5%	40.5%

Summary of percentage increase from original dwelling

- 5.6 Whilst it is recognised that decisions are not solely made on the percentage increase, it is a very useful indication of a scheme's acceptability, providing applicants with a degree of certainty. Indeed this is why it is included in the policy and guidance in the first place.
- 5.7 As with any development, there will be a degree of impact. However, the siting of the dwelling within the existing framework of mature boundary treatment, combined with the siting of the extension in the less prominent northern section of the dwelling, thereby avoids any harmful impact on the appearance, or character and will preserve the openness of the Green Belt.
- 5.8 This is further assisted by the resultant character and appearance of the development, which will comprise a range of single and two storey structures, which is wholly consistent with the prevailing character of development in the surrounding area, being a typical characteristic of the built form in the landscape. Indeed, the existing character of development will be retained on the proposed development, which includes a range of built form set within the mature landscape framework.

5.9 The above assessment helps to establish that the proposed development will not have a harmful impact on the openness of the Green Belt. Indeed, the policy and SPD is worded in a way to allow for proportionate extensions to dwellings to be undertaken, recognising that it is entirely reasonable to allow home owners to extend their properties, many of which are within the Green Belt, which washes over almost 75% of the Borough. Indeed, extensions can be undertaken to dwellings that have no significant impact on the Green Belt's longstanding role in the Borough of helping to conserve the natural environment by restraining development and assisting in the process of urban renaissance.

5.10 This approach is consistent with the NPPF, which states at 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.'

5.11 Local Policy GB2 and the House extension SPD set out the LPA's view that 'proportionate' is 'where the total size of the proposed and previous extensions does not exceed the size of the original building'.

5.12 Unlike other criteria contained within paragraph 149, and those listed under paragraph 150, criterion c) does not qualify this exception with the need for the development to also not have a greater impact on the openness of the Green Belt.

5.13 The Council's SPD also has specific requirements for house extensions, roof alterations, outbuildings and other domestic alterations, which should:

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.*

5.14 In this instance, the scale and design is reflective of the existing range of buildings, with the extension and alterations complementing the overall form of development; there is ample distance from the nearest neighbouring property (The Cottage) to avoid any amenity concerns in terms of overlooking or overshadowing; the character would be in keeping with the surrounding area; and there would be no impact on the ability and park and manoeuvre within the site, so no impact on highway safety.

5.15 Therefore it can be concluded that the principle of the proposed development accords with policy at both local and national level.

6. Conclusion

- 6.1 The existing dwelling is single storey comprising a range of buildings, and was formed from the conversion of former kennels, hence the name. It forms part of a small cluster of built form, with The Cottage to the west and a detached stable and storage building to the north, which serves The Cottage.
- 6.2 The cluster of development and the associated curtilages are physically and visually well defined from the surrounding countryside, with a framework of mature hedges and hedge trees. This allows it to sit comfortably within its setting, hunkered down into the well-established landscape framework.
- 6.3 The proposal is simple in its form and involves the introduction of an additional level on the northern half of the building, with the elevational treatment involving a continuation of the existing treatment.
- 6.4 There will be no increase in the building footprint. The form of the building will be retained and will reflect the approach found in The Cottage to the west, and other buildings in the surrounding area, which include a mix of single and two storey buildings.
- 6.5 This statement has set out how the increase in floorspace is well within the tolerances permitted by the Local Plan or house extensions in the Green Belt, which washes over almost 75% of the Borough.
- 6.6 As with any development, there will be a degree of impact. However, the siting of the dwelling within the existing framework of mature boundary treatment, combined with the siting of the

extension in the less prominent northern section of the dwelling, thereby avoids any harmful impact on the character or appearance and will preserve the openness of the Green Belt.

- 6.7 This is further assisted by the overall design of the development, which will comprise a range of single and two storey structures, which is wholly consistent with the prevailing character of development in the surrounding area, being a typical characteristic of the built form in the landscape. Indeed, the existing character of development will be retained in the proposed development, which includes a range of built form set within the mature boundary landscape.
- 6.8 The assessment included as part of this statement helps to establish that the proposed development will not have a harmful impact on the openness of the Green Belt.
- 6.9 Therefore it can be concluded that the principle of the proposed development accords with policy and guidance at both local and national level.