

2023/0696 & 2023/0697

Stones

2 Fieldhead Manor, Elmhirst Lane, Dodworth, Barnsley, S75 4LD

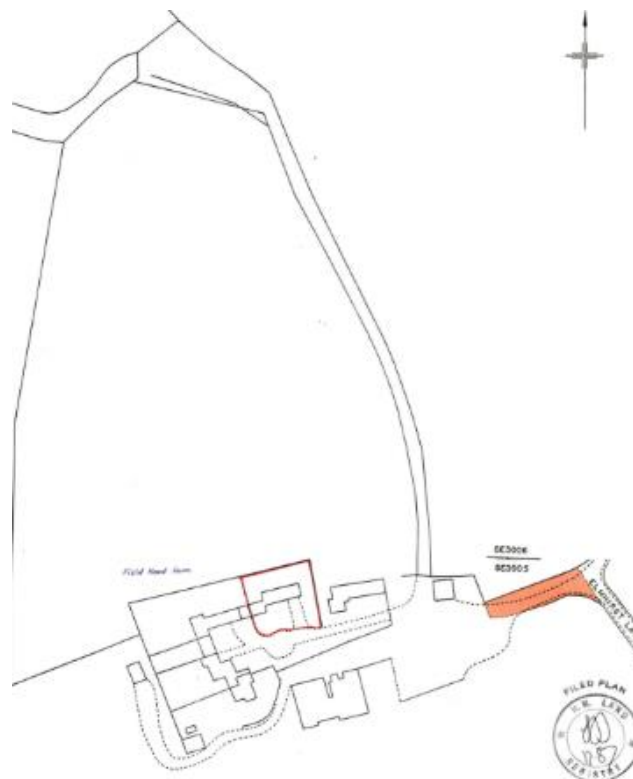
Removal of existing extension and conservatory, erection of replacement orangery extension, conversion of half of garage into habitable space with arched windows, internal alterations, and replacement windows (Amended Plans and Description).

(Planning Application & Listed Building Consent).

Site Description

The application relates to the centre plot to the north of a converted farmhouse complex, which has now been divided into several dwellings. The farmhouse in question lies to the east of, and is attached to, 3 Fieldhead Manor, a grade II-listed building first listed in 1982.

The application site lies at the north side of Elmhirst Lane in what used to be Field Head Farm, immediately adjacent to Silkstone Golf Club. The surrounding street scene is made up of other converted townhouses, cottages and barns which are all stone-built and listed. Access is gained to the largely secluded set of properties firstly by Elmhirst lane, which runs parallel to the border of the golf course leading to a car park for the club house. Access to the properties themselves is then gained via this car park.



Planning History

There is an extensive planning history associated with the application site dating back to 1982; however, the most recent and relevant applications are as follows:

- B/03/0084/DO - Erection of single storey extension.
- B/03/0095/DO/LB - Erection of single-storey rear extension to Listed Building.

Both applications were approved subject to conditions.

Proposed Development

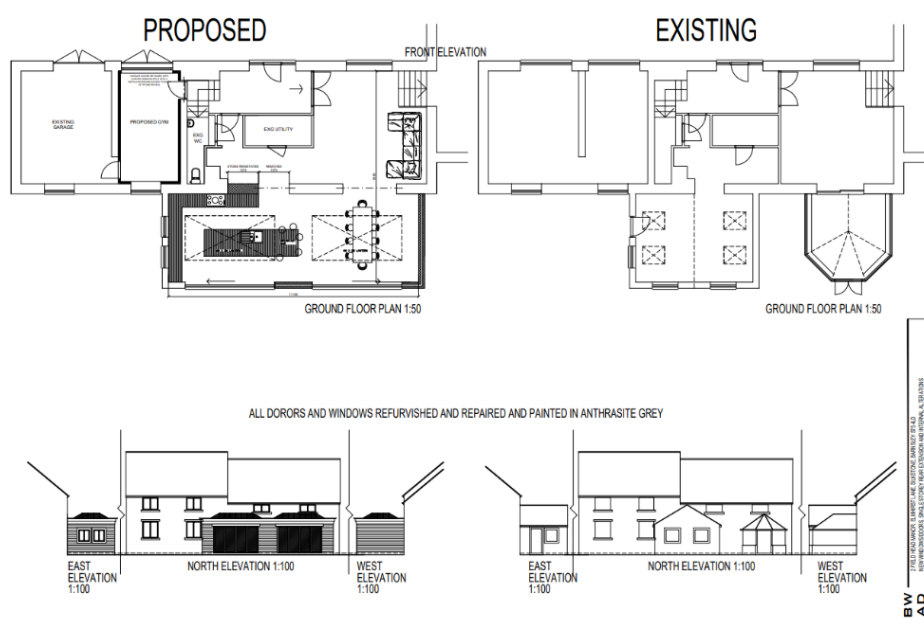
The applicant is seeking planning permission and listed building consent for the removal of an existing rear extension and conservatory and the erection of a new extension to the rear of the dwelling, conversion of part of the existing garage into habitable space with arched windows, internal alterations, and replacement windows.

The proposed extension would project from the rear elevation of the dwelling by approximately 4.2 metres and have a width of approximately 11.7 metres. It would feature a flat roof with a total height of approximately 3.3 metres with provisions for the insertion of 2 no. roof lanterns. The eastern wall of the existing rear extension would be retained with new walls constructed of natural pitched face stone to match the existing dwelling.

Part of the existing garage would be converted into habitable space to be used as a home gym with new arched windows inserted behind the existing timber garage door which are proposed to be retained.

Internal alterations include work associated with the conversion of the garage into habitable space and the removal and retention of parts of the northern (rear) wall of the main dwelling to form open space linking the proposed extension.

The proposed refurbishment and repair work, including any replacements to the doors and windows of the main dwelling will be finished in an anthracite grey colour.



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 Green Belt within the adopted Local Plan and the proposals would affect a listed building; 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 GB1: Protection of Green Belt.***
- ***Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt.***
- ***Policy HE1: The Historic Environment.***
- ***Policy HE2: Heritage Statements and general application procedures.***
- ***Policy HE3: Developments affecting Historic Buildings.***

Supplementary Planning Document: House Extensions and Other Domestic Alterations

This document establishes the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations; reflecting the principles of the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Supplementary Planning Document: Heritage Impact Assessment

This document sets out advice on heritage impact assessments and the requirements for the information that needs to be submitted.

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 places.***
- ***Section 13: Protecting Green Belt land.***

- ***Section 16: Conserving and enhancing the historic environment.***

Planning (Listed Buildings and Conservation Areas) Act 1990

- ***Section 16: Decision on application.***
- ***Section 66: General duty as respects listed buildings in exercise of planning functions.***

Consultations

A Conservation Officer and Local Ward Councillors were consulted. No objections were received from the Conservation Officer and no responses were received from Local Ward Councillors.

Representations

Neighbour notification letters were sent to surrounding properties and one representation was received providing comments regarding the proposals in relation to design and heritage. A site and press notice were also used, expiring 06/09/2023 and 09/09/2023 respectively.

Assessment

Principle of Development

Extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

The application property is located within the Green Belt where the alteration to and extension of existing buildings and their curtilage are acceptable provided it will not have a harmful impact on the appearance or character and will preserve the openness of the Green Belt. Likewise, development affecting designated heritage assets, such as 2 Fieldhead Manor, is acceptable where such development conserves the significance of the asset and makes a positive contribution to its preservation.

Green Belt Assessment

Extensions to a domestic property within the Green Belt are acceptable in principle provided that cumulatively they would not amount to more than a doubling of the size of the original building.

The property in question – 2 Fieldhead Manor – together with other properties located on Fieldhead Manor were former agricultural buildings that were converted to a residential use under planning applications B/82/1814/DO and B/82/1815/DO/LB. The policy will, therefore, be applied to the converted property.

The existing dwelling has an approximate gross floor space of 348.8 sqm when measured externally. The proposed removal of the existing rear extension and conservatory would result in the loss of approximately 38.5 sqm of existing floor space and the erection of a proposed new extension would create approximately 49.7 sqm of new floor space. It is expected that after the proposed works, the dwelling would benefit from approximately 360 sqm of gross floor space – a percentage increase of approximately 16%.

In considering the openness of the Green Belt, the proposals would not amount to more than a doubling of the size of the original building and would only be marginally larger than existing provisions. The proposed development would not extend beyond the existing residential curtilage and would be attached to the existing dwelling and be constructed of appropriate materials.

The proposals are, therefore, considered acceptable and in compliance with *Local Plan Policy GB1: Protection of Green Belt* and *Local plan Policy GB2: Replacement, extension, and alteration of existing buildings in the Green Belt*.

Residential Amenity

Extensions to a domestic property are considered acceptable in principle provided that they would not adversely affect the amenity of neighbouring properties.

The SPD states that *'extensions to the rear of detached houses will be considered on their design merits where no adjacent properties would be affected.'*

The proposed extension is to be erected to the rear of the host dwelling where it would be located to the west of 1 Fieldhead Manor and east of 3 Fieldhead Manor. Generally, extensions located to the east and west of neighbouring properties are expected to have a lesser impact regarding overshadowing due to the movement of the sun path. The host dwelling and adjacent neighbouring properties benefit from extensive plots and the proposed extension would be set in from the rear eastern and western shared boundary lines and would maintain a scale similar to existing structures. As such, it is not considered that the proposals would result in increased overshadowing that would be detrimental to the amenity of neighbouring properties.

Regarding overlooking, loss of privacy and reduced outlook, the SPD states that *'12 metres should be maintained to a blank gable wall and 10 metres should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary, and windows to habitable rooms on an extended property should not be less than 21 metres from any other properties with habitable room windows.'*

In this instance, the proposed extension would be of a single storey and approximately 60 metres would be maintained between the rear-facing windows and the rear boundary. The proposed extension would incorporate the eastern wall of the existing rear extension, retaining an existing window and converting an existing door into an additional window with no windows inserted into the western elevation. Additionally, new glazed arched windows would be inserted behind the existing western garage door on the southern front elevation of the dwelling, which is located opposite of, and approximately 40 metres from the Silkstone Golf Club building. As such, it is not considered that the proposals would result in increased overlooking and loss of privacy that would be detrimental to the amenity of neighbouring properties. Furthermore, it is not considered that the proposals would result in reduced levels of outlook.

As such, the proposals are not considered to be overbearing resulting in increased overshadowing, overlooking or reduced levels of outlook that would significantly increase beyond existing levels of impact that are likely to be experienced and tolerated.

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

Design, Heritage, and Visual Amenity

Sections 16 (2) and 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

The application property – 2 Fieldhead Manor – is considered to be a listed building by virtue of being attached to 3 Fieldhead Manor, a grade II-listed building first listed in 1982. Additionally, the farmhouse in question displays a strong agricultural character reminiscent of its former use. It is acknowledged that the works associated with the initial conversion of the agricultural buildings that form the complex, and various development since has had some impact to the historic fabric, resulting in extreme change in some instances with buildings being relatively modern internally with limited vestiges of historic fabric on display.

The application property is located directly east of, and adjacent to, 3 Fieldhead Manor – a listed building. 3 Fieldhead Manor is identified as ‘Cottage adjoining to north of Field Head Farmhouse’ in the list description and is a grade II-listed building. It originates from at least the 17th Century and was formerly a barn attached to Fieldhead Manor. The building was converted to residential use in 1985. The significance of the building as a heritage asset is largely derived from its age, historic use, and architectural features. Those features include its vernacular form and traditional building materials, including cruck trusses, all of which contribute to the significance of the heritage asset. The host property shares several similarities with these features.

Initially, concerns were raised by the Conservation Officer regarding the unjustified loss of the traditional fabric of the host dwelling (2 Fieldhead Manor) along its northern rear elevation, advising that such features should be retained internally within the new extension. It was also advised that the proposed insertion of glazed arched windows to the southern front elevation of the application dwelling should be mounted as deep as possible within the reveal with the glazing closed off by retaining or constructing doors behind to ensure that the new window could appear recessive and plain and in-keeping with the former agricultural character of the building.

The applicant has now proposed to retain sections of the northern rear wall of the main dwelling internally within the new extension and the existing timber garage doors with the glazed arched windows to be inserted behind.

The applicant has also proposed a change to the finishing paint colour of the works proposed involving the repair, refurbishment or replacement of windows and doors from sage green to anthracite grey. The proposed change would be relatively neutral in appearance, providing a contrast to the light-coloured stonework construction of the main dwelling that would similarly reflect the contrast between the stonework and dark timber finishes and materials that currently exist. The proposed change was also noted by the Conservation Officer and no further comments or objections were provided.

The proposed rear extension would be constructed of randomly coursed stonework that would match or be of a similar appearance to the stonework used in the construction of the main dwelling and would feature a flat roof. Though flat roofs are generally considered to be aesthetically inferior, the proposed extension would not be visible from the public realm of Elmhirst Lane and is unlikely to adversely impact the character of the street scene. Moreover, amendments to the proposals to retain more of the traditional fabric of the main dwelling is desirable and is considered sufficient to mitigate potentially harmful impacts to the traditional agricultural character of the building whilst conserving the host dwelling’s significance as a listed building that shares its setting with other listed buildings.

The proposals are, therefore, considered to conserve or enhance the character or appearance of the building in accordance with Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and are considered acceptable and in compliance with *Local Plan Policy HE1: The Historic Environment*, *Local Plan Policy HE3: Developments affecting Historic Buildings* and *Local plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The application site is currently served by existing parking arrangements to the front of the dwelling, including a driveway and internal garages.

The proposals would result in the loss of some off-street parking space due to the conversion of the westernmost garage to habitable space; however, the retention of the eastern garage and driveway to the front of the property is considered sufficient to accommodate at least two vehicles and maintain highway safety to a reasonable degree.

The proposals, therefore, are considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety*.

Recommendation

Approve with Conditions.