

Householder Proforma

Application Ref:

2022/0183

Address:

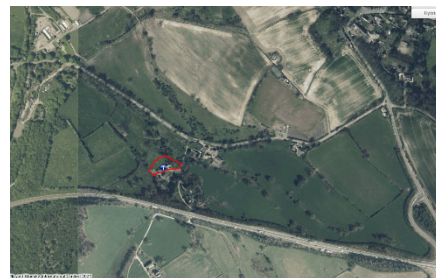
Ash Barn, Finkle Street Lane, Wortley, Sheffield, S35 7DH

Neighbour Representations:

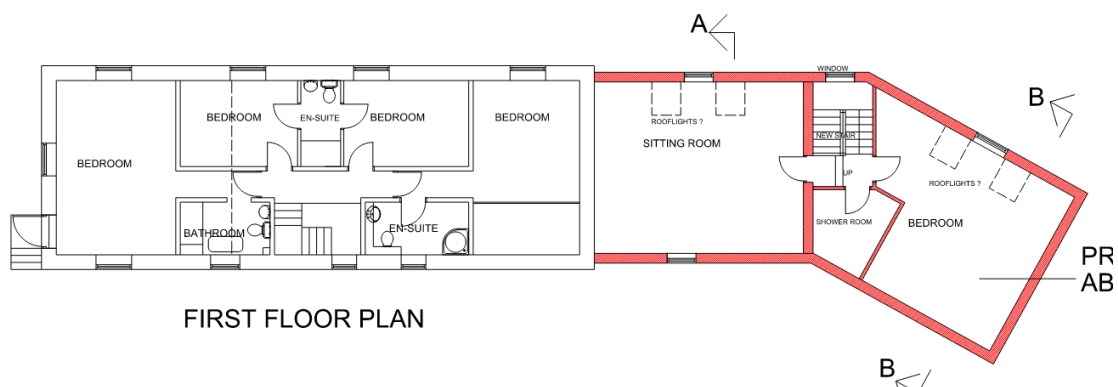
No

Property Description:

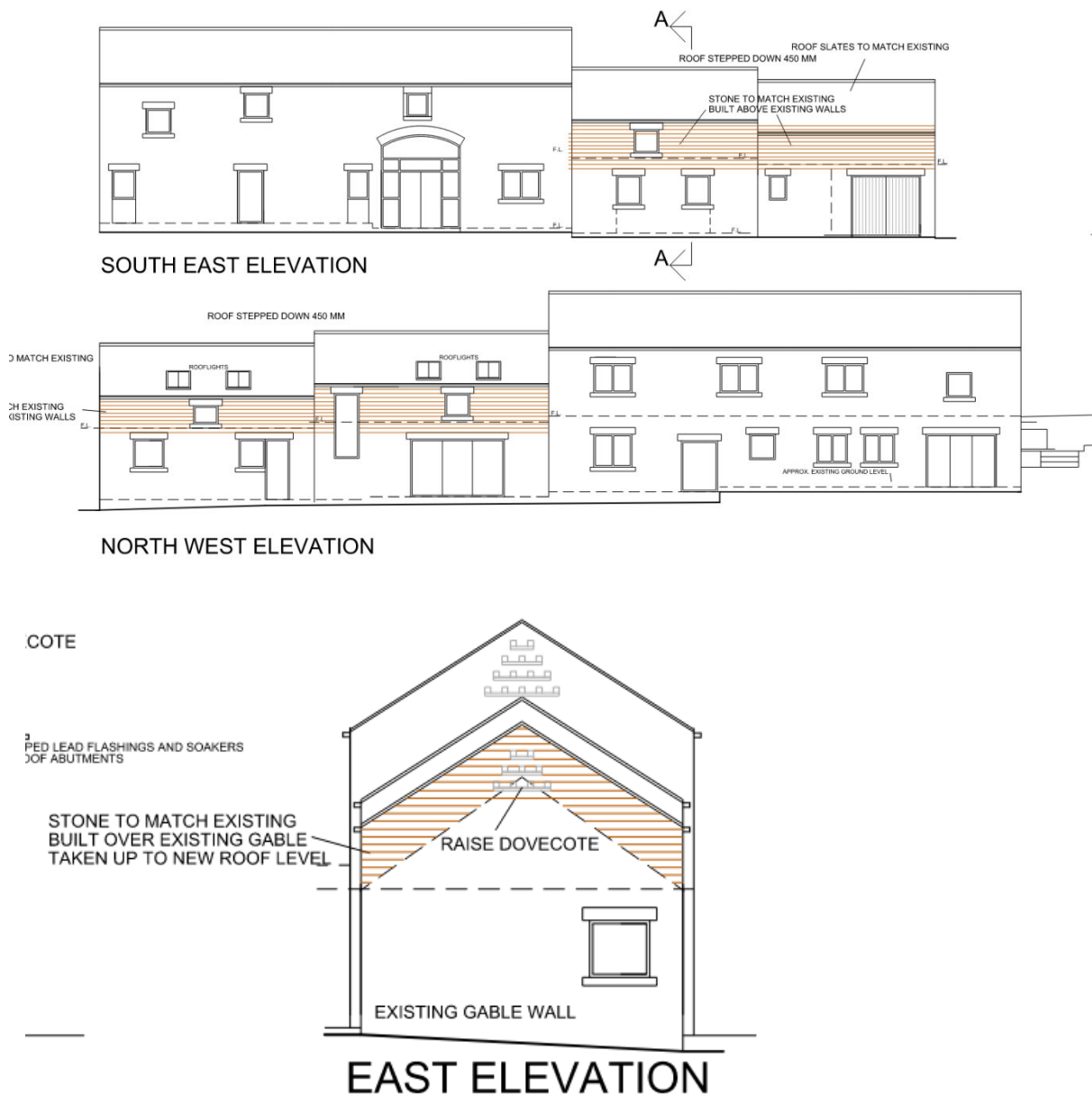
The application relates to a converted barn located within an isolated position within the green belt. The converted building is a long linear building with a single storey side extension to the eastern side elevation approved under the application for conversion, however there was an original side 'extension' which formed part of the original building prior to the approved conversion. Another converted barn is located to the south which is separated from the application property by an access track.

**Proposed Extension:**

The applicant seeks permission for the erection of a first-floor extension above the existing single storey side extension located on the to the south-western elevation of the converted barn.



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Consultees:

Conservation Officer – No objections

Forestry Officer - no objections subject to inclusion of condition requiring tree protective fencing.

Parish Council – no comments received

PROW – no objections subject to informative regarding Public Right of Way

Local Plan Designation: Green Belt

Conservation Area: No

Relevant History:

2021/1318 – Erection of a single storey side extension to the south-western elevation of the dwelling – approved November 2021

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Location of previously approved extension
under application 2021/1318

2018/0985 – Installation Patio Doors – approved

90/0714 – Erection of garage, convert barn, into dwelling and re-build extension - approved

89-0817 – Outline conversion - approved

Acceptable in Principle: Yes

Original dwelling 218.36 + 38.12 (existing original side extension) = **256.48m²**

Existing extension garage and games room = 88.81m² (total floor area) – 38.12 (existing extension) = 50.69m²

Approved extension under application 2021/1318 = 65.03m²

Proposed first floor extension (above existing garage/games room = 88.81m²

Total floor area of existing and proposed extensions **204.53m²** therefore under 100%.

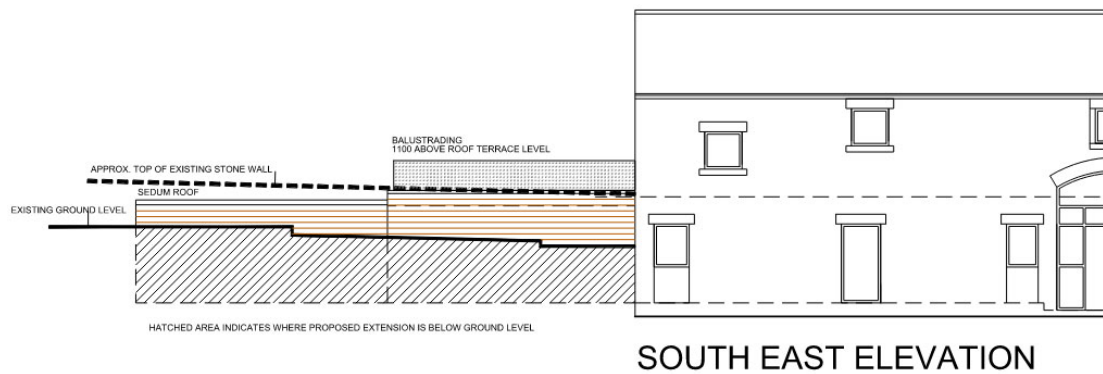
It is acknowledged that the calculations for the original floor area are different to those used to calculate the original dwelling for application 2021/1318, however, additional information has been brought to the authority's attention which was not available at the earlier application.

The proposal falls within the limitation of Local Plan Policy GB2 in that the total size of the proposed and previous extensions do not exceed the size of the original building.

The proposed extension is to be located on the north-eastern side elevation of the dwelling, above the existing single storey side extension and whilst the sideways projection exceeds that set out in the Supplementary Planning Document (SPD), the dwelling is not a standard dwelling located within a residential area, but a unique barn conversion and it is considered that the inclusion of the extension would not lead to a terracing effect and ensures that the original dwelling remains the dominant feature.

This application follows application 2021/1318 which approved a single storey flat roofed side extension on the south-western elevation. This proposal was low slung and will be partially built into the rising ground which substantially mitigated the impact of the proposal.

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Front Elevation of dwelling approved under application
2021/1318

The Conservation Officer considers that despite more recent changes to the building the building is of historic character, and consequently the Barn Conversions SPD and Local Plan Policy HE3 applies. Prior to the submission of this application discussions were undertaken between the applicant and the Conservation Officer; the original scheme was considered to have negatively altered the overall form and massing of this element and would have competed strongly with the historic barn. However, the extension has been redesigned which includes a reduction in the ridgeline lessening the impact of the proposal and preserving the dove holes and ledges on the north-eastern elevation.

Furthermore, the overall style and arrangement of the fenestration is much more in keeping with the vernacular. In particular, the front elevation currently appears strongly domestic with the garage doors (x2) and a full width area of horizontal glazing to the left. This is proposed to be replaced with three smaller vertically emphasised individual windows and a new set of garage doors (single bay) that are side hung. These changes are welcome and despite the increases in volume, the development retains the overall hierarchy and form of the historic barn. As such the proposal is considered to be broadly consistent with Local Plan Policy HE3 and the adopted Barns Conversion Supplementary Planning Document.

It is proposed to construct the extension from materials which match the original building, however conditions will be included in relation to materials and detailed approaches that are conservation specific and will help the new extension blend with the historic building.

The dwelling is located in an isolated position and shares an access road with the barn conversion opposite. The proposed extension would, therefore, not increase levels of overshadowing or reduce levels of outlook, however it would see the introduction of first floor habitable room windows on the southern elevation. However, this would not lead to an increase in overlooking of the neighbouring dwelling as the dwellings are off set, with the neighbouring dwelling having its main habitable rooms facing at an angle, east, towards the access track.

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The proposal does not result in the loss of off-street parking or a requirement for additional provision and as such is acceptable in terms of highway safety.

Recommendation: Approve with Conditions

Conditions

3 years

Plans

101-101-301 Plans, Elevations and Sections as proposed

101-101-302 Location Plan

Remove PD rights

The extension hereby approved shall not be sold or rented as a separate dwelling at any time.

Reason: In the interest of residential amenity in accordance with Local Plan Policy GD1.

The facing stone to be used in the construction of the proposed development shall match the existing building in terms of its colour, general grain size, type of face dressing, and method of coursing. Pointing shall be recessed to a concave 3mm joint (not strap / ribbon) and shall match the pointing on the existing building.

Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE3.

The new heads and cills shall be natural dressed sandstone ashlar.

Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE3.

The new doors, windows, and frames shall be either timber or a metal framed PPC system and shall be rebated a minimum of 100mm in the reveal.

Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE3.

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The new roof covering shall be in natural blue grey slate with a matching ridge course and the verge shall be finished with a mortar fillet.

Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE3.

The proposed roof lights shall be genuine conservation style rooflights, low in profile and framed in black with a single vertical divider.

Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE3.

Any new, rainwater goods, soil and downpipes shall be black to match the existing dwelling.

Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE3.

The proposed garage doors shall be side hung and shall include a vertically arranged tongue and groove detail and shall be constructed from either timber or GRP.

Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE3.

Informatives

A public right of way runs alongside the proposed development site. Safe public access on the right of way should remain available whenever possible, with no obstruction of or encroachment onto the width of the path and no building debris, storage of materials or parked vehicles limiting access at any time. Appropriate measures should be taken to protect the public, including fencing if necessary. If safe public access is not possible at any time, then a temporary closure must be arranged, providing at least 4 weeks' notice and details of how public access will be managed. For further information contact publicrightsofway@barnsley.gov.uk.