2022/0690

Mr and Mrs Winterbottom

Erection of single storey side extension to form garage and domestic storage

The Victoria, Sheffield Road, Crow Edge, Sheffield, HD9 7TS

Background

2021/0853 - Conversion and extension of disused building to form garage/granny flat – Refused for the following reasons:-

The site lies within the Green Belt on the approved Local Plan. Policy GB3 of the Local Plan allows for the principle of converting redundant buildings to alternative uses subject to meeting specified criteria. No structural survey has been submitted with the application to demonstrate that the existing building is of a permanent and substantial construction and does not need major or complete reconstruction for the proposed new use. The proposal also involves an addition of a first floor which would significantly increase the size, height and mass of the building which would be harmful to the openness and visual amenity of the Green Belt contrary to Local Plan Policy GB3.

In the opinion of the Local Planning Authority the annex does not constitute ancillary accommodation to the host dwelling The Victoria due to its substantial size and the separated relationship with the host dwelling. In addition, the overall size would facilitate independent living and prevents reliance upon the host dwelling contrary to the requirements of the Supplementary Planning Document (SPD) - House Extensions and Other Domestic Alterations.

2012/0019 – Change of use of Public House to single dwelling – Approved with conditions –

2010/1048 – Demolition of public House and residential development of 3 dwellings – Approve with conditions
91/1579 – Change of use of barn to dwelling – Refused for the following reasons:-

1. The site of the proposed development lies within an area shown as Green Belt and an Area of County Landscape Value in the approved South Yorkshire Structure Plan within such areas it is the policy of the Local Planning authority not to permit development except in exceptional circumstances for purposes other than agriculture, forestry, recreation, cemeteries, institutions standing in large grounds and other uses appropriate to a rural area. In the opinion of the Local Planning Authority no exceptional circumstances exist that would justify the granting of planning permission in this case.

2. In the opinion of the Local Planning Authority the building does not meet the criteria set out in Planning Policy Guidance Note 2 relating to the conversion of redundant buildings in the Green Belt to dwellings, in that it is not substantial in size, nor attractive in appearance so as to justify conversion and therefore retention.

3. To provide an area of private open space for the proposed dwelling would necessitate extending development into open countryside, to the material detriment of the visual amenities of the area.

Description

The Victoria is a large dwelling which was a former public house and is set on the junction of Wood Royd Hill Lane, Sheffield Road and Bedding Edge Lane. The property is set within the Green Belt. The dwelling has been extended with a small conservatory extension to the rear. The property is accessed via Wood Royd Hill Lane.

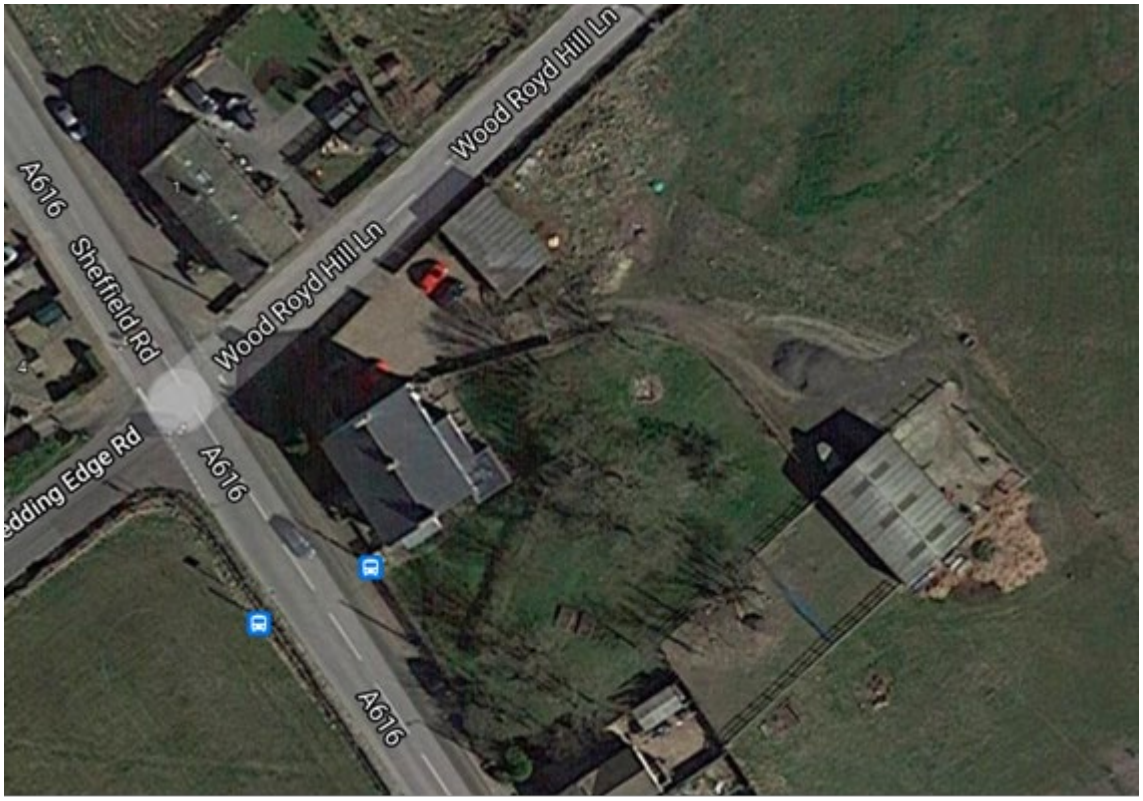
There is an existing flat steel roofed stone outbuilding to the north east boundary of the garden area. It is not clear what the building has been used for previously, but in the application above (91/1579 which was refused for its change of use into a dwelling) it is described as a barn. In addition, when looking at the above application for the conversion of the former public house into a dwelling it appears that the outbuilding is not part of the approved curtilage and is therefore not considered a domestic outbuilding.

The Kirklees Council boundary runs along the northern side of Wood Royd Hill Lane.





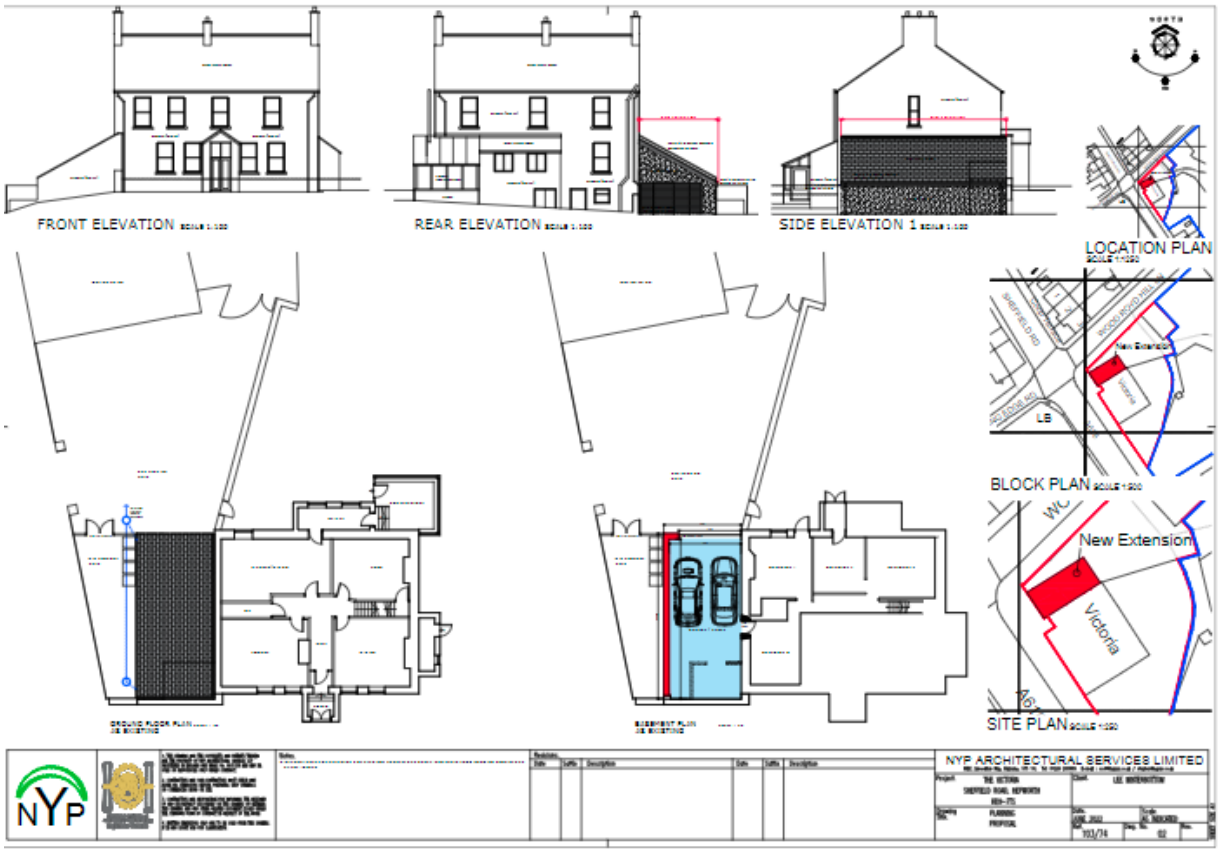




Proposed Development

The applicant is seeking approval for the erection of a side attached garage/store. The proposed garage measures 5m by 10.8m and has been designed with a lean to roof. the roof is approx. 5.1m to the ridge and 1.8m to the eaves.

The garage would be attached to the north western elevation and will be constructed of matching materials which includes matching white render, grey roof tiles and an anthracite garage door. The proposed garage would be accessed via the existing access off Wood Royd Hill Lane. No alterations are proposed to the existing access.



Policy Context

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.

In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Local Plan

The site is set within an area of Green Belt.

The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents. The following policies are of relevance this this application:-

Policy D1: High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

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

- 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.

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.

The supporting text states:-

The NPPF states that an extension to a building is not inappropriate if it does not result in disproportionate additions over and above the size of the original building. We will allow extensions 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. A house which has been subdivided will not be considered as the original building. In the case of a replacement building, the original building means the building that was replaced.

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).

<u>SPD: House extensions</u>

Supplementary Planning Document - House Extensions sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals for 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.

Other:
South Yorkshire Residential Design Guide

Consultations

Dunford Parish Council – No comments received
Kirklees Council – No comments received
Highways – No objections subject to condition
Drainage – Details to be checked by Building Control
Ward Councillors – No comments received

Representations

Neighbour notification letters were sent out to surrounding properties; no comments were received.

Assessment

Principle of Development

The Victoria was formerly a Public House, however, is now occupied as a single dwelling having gained planning permission for a change of use in 2012 under application ref 2021/0019. As the property is set within the Green Belt policy GB2 of the Local Plan would apply.

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

- 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.

The plans submitted with the original conversion 2012/0019 show the approved floorplan of the dwelling and it appears that a rear conservatory has since been added to the building. As a result, the floor space calculations are as follows:-

Original dwelling:- 330sqm

Extensions:-

Proposed extension = 53sqm
Existing conservatory = 15.8sqm

The proposal therefore does not exceed the floor area of the original dwelling and is acceptable in principle.

The policy also states that 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.

These aspects have been assessed below.

Visual Amenity

The proposed garage would be attached to the side of the existing dwelling and would be constructed of matching materials, including a white render finish. The proposed garage would replace an existing, unattractive lean to structure which would be an overall improvement to visual amenity.

The proposed garage would be set slightly forward of the principal elevation, however it would replace the existing structure which is also set forward. The extension does not project more than two thirds of the width of the existing dwelling and would appear subservient to the main dwelling, in accordance with the guidance set within the House Extension SPD.

In terms of the impact upon the Green Belt, the proposed garage is set within the curtilage of the dwelling and the total size of the proposed and previous extensions do not exceed the size of the original building. The proposal would not cause significant harm to the openness of the Green Belt in accordance with policy GB2.

Residential Amenity

The proposed garage is set in the corner of the site away from other residential properties, therefore it should not cause any concerns with regard to overshadowing or overbearing impact. The proposed garage would be used for domestic purposes and would be used ancillary to the main dwelling. The proposal is acceptable in terms of residential amenity in accordance with the SPD House Extensions.

Highway Safety

The Highways Officer has been consulted and has no objection to the proposal. The proposed garage is shown to accommodate two vehicles but is actually of insufficient size to be classed as a double garage. Nevertheless, there is ample room within the remainder of the site to accommodate the required parking and turning provision.

The proposals are therefore considered to have minimal highway implications and there are no objections on highway safety grounds subject to a condition which states that the area to be used by vehicles shall be surfaced in a solid bound permeable material (i.e. not loose chippings). This is to ensure adequate provision for the disposal of surface water, to prevent mud/debris from being deposited on the public highway and to prevent the migration of loose material on to the public highway to the detriment of road safety in accordance with Local Plan Policy T4.

Recommendation

Approve with conditions