
2024/0265 & 2024/0281

Mr D McNicholas

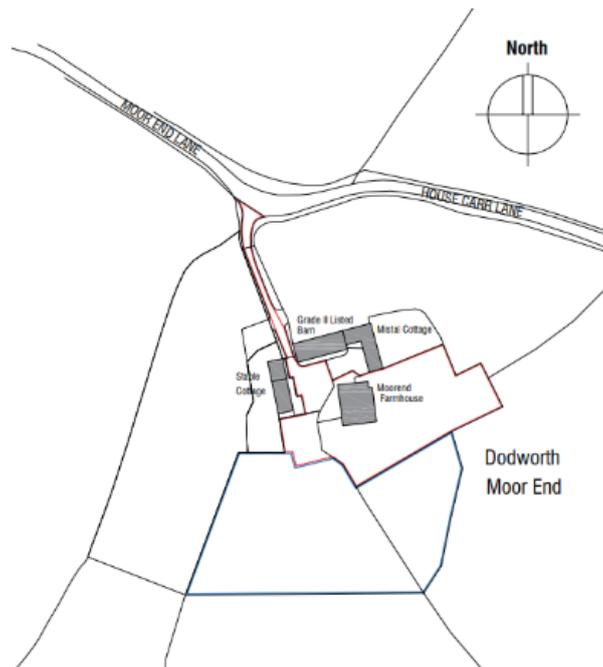
Moor End Farmhouse, Moorend Lane, Silkstone Common, Barnsley, S75 4RA

The erection of a garage, the erection of a domestic outbuilding to include a home office, gym, games room and sitting area with associated external works, and the erection of a small rear extension to the farmhouse (Planning Application & Listed Building Consent).

Site Description

The application relates to a plot located to the south-east corner within a courtyard of converted farm buildings. A grade II-listed building is located on the north side of the courtyard. The courtyard buildings are located to the south-east of the main village of Silkstone Common and are set within the open countryside forming Green Belt land. Access to the courtyard is gained from House Carr Lane to the north.

The property in question is a two-storey detached building constructed of stone with some rendering to the north and east elevation. The property has a mix of pitched and hipped roofs with grey roof tiles, and it benefits from an existing single storey extension to its north-east corner. To the east of the property is a modest sized garden with an existing tennis court surface set down from the ground level of the main dwelling and adjacent grass areas. The garden is bounded by a mix of timber fencing, tress and other mixed vegetation. Car parking is provided to the south-west corner of the plot on a loosely gravelled surface.



Planning History

There are four previous planning applications associated with this site.

1. 2016/0384 – Erection of single storey extension to dwelling and erection of a detached garage. – Approved.
2. 2016/0570 – Erection of single storey extension to dwelling and erection of a detached garage (Listed Building Consent). – Approved.
3. 2020/1085 – Erection of detached garage with office space above. – Approved.
4. 2021/1058 – Erection of detached garage with office space above - change in location from application 2020/1085. – Refused.

Proposed Development

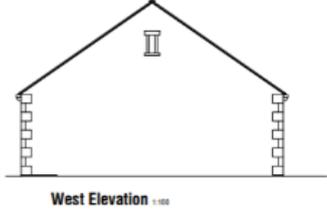
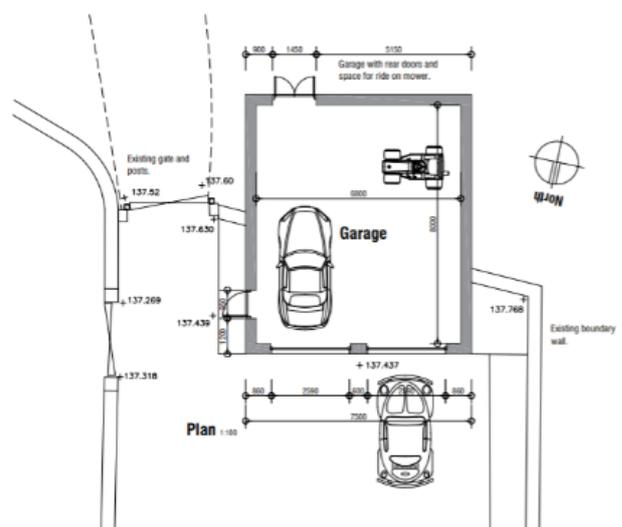
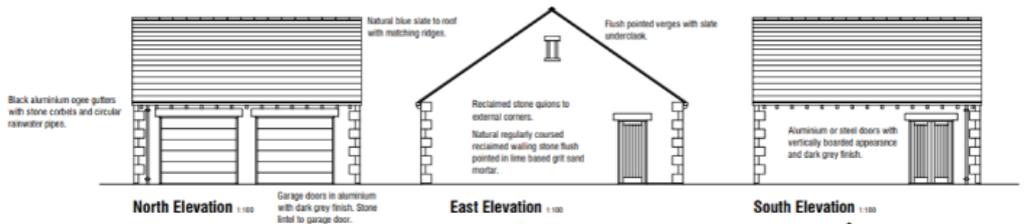
The applicant is seeking permission for the erection of a detached garage, the erection of a detached domestic outbuilding to include a home office, shower room, gym, games room and bar, and sitting area, the erection of a rear extension to the farmhouse and associated external works.

The proposed garage would be located to the south-west corner of the plot and would measure approximately 7.5 metres in width by 8.7 metres in depth. The garage would adopt a pitched roof with an approximate eaves and ridge height of 2.8 metres and 6 metres respectively. The garage would be constructed of reclaimed stone and natural blue slate roof tiles with aluminium or steel doors with a vertically boarded appearance and dark grey finish.

The proposed outbuilding would be located to the south-east of the application property on an existing tennis court surface. The outbuilding would adopt an 'L' form and would have an approximate total width and depth of 17.3 metres and 9.9 metres respectively. The outbuilding would adopt a flat roof with a total height of approximately 3 metres and would feature a glazed semi-circular bay window to its easternmost side and a supported canopy above the entrance to its westernmost side. The outbuilding would be finished with timber cladding, a dark grey fibreglass roof and would feature aluminium window frames finished in mid-grey, a slightly weathered sawn stone cill, and a steel corner post supporting the canopy roof at the entrance.

The proposed extension would project from the east-facing elevation of an existing single storey extension to the north-east corner of the application property. The extension would have an approximate width and depth of 4.9 metres and 4 metres respectively. The extension would adopt a gable roof with an approximate eaves and ridge height of 2.6 metres and 3.6 metres respectively. The extension would be constructed of natural stone and slate roof tiles.

Associated external works include tree removal, tree, hedge and other planting, the creation of new steps in stone with stone flanking walls and flag copings, a connecting stone flag path, the raising of existing low-built stone walls bounding the tennis court and the erection of a timber framed pergola.



Rev A 13.12.2023 Update design.

Moorend Farmhouse
 Moor End Lane
 Silkstone Common
 Barnsley

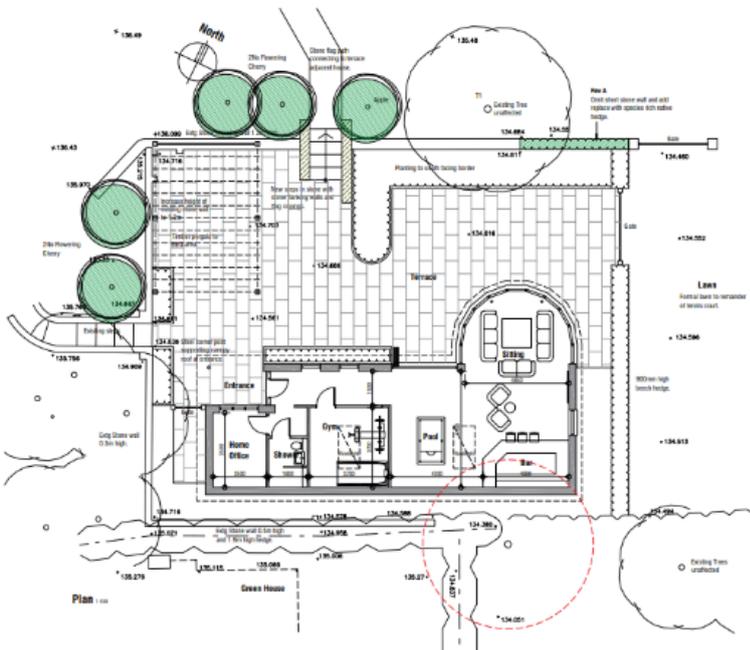
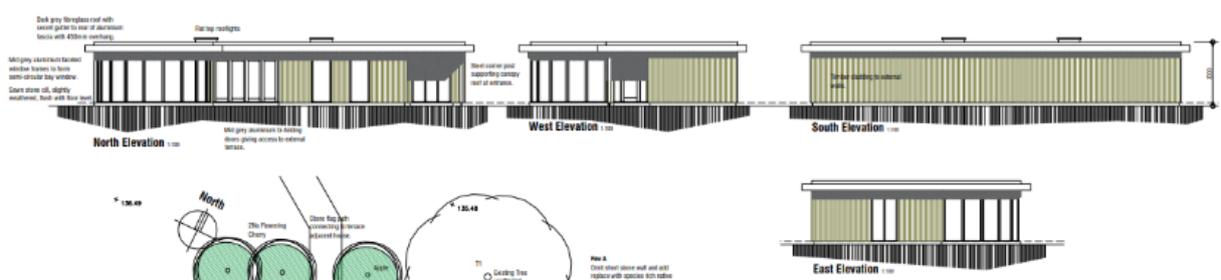
AS PROPOSED

GARAGE

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Scale: 1:100 @ A3	Drawn: MB
Date: Nov 2023	Ref: 23.12
Drawn by: PGB	Rev: A



Rev A 23.03.2024 - Replace stone wall with hedge and T1.

Moorend Farmhouse
 Moor End Lane
 Silkstone Common
 Barnsley

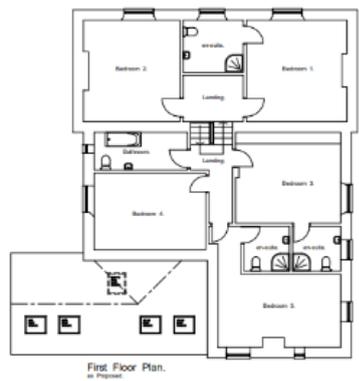
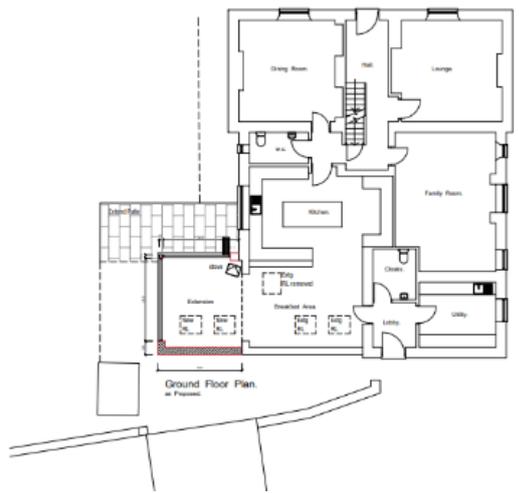
AS PROPOSED

OUTBUILDING

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Date: Nov 2023	Ref: 23.12
Drawn by: PGB	Rev: A



Rev A 24.05.2024 - Update for Planning Application
 Rev B 12.05.2024 - Alter design of extension.

Moorend Farmhouse
 Moor End Lane
 Silkstone Common
 Barnsley

AS PROPOSED

REAR EXTENSION TO HOUSE

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Drawn by: PDI	Rev: 0

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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 in the adopted Local Plan and is in the setting of a listed building. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***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 HE3: Developments affecting Historic Buildings.***
- ***Policy D1: High quality design and place making.***
- ***Policy GD1: General Development.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

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 and beautiful 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.***

Other Material Considerations

- ***South Yorkshire Residential Design Guide 2011.***

Consultations

Silkstone Parish Council – No response.
Public Rights of Way – No objection and informative to be included.
Conservation Officer – No objection.
Forestry Officer – No objection.
Highways DC – No objection subject to condition.

Representations

Neighbour notification letters were sent to surrounding properties and was advertised by a site notice, expiring 15th May 2024, and a press notice, expiring 10th May 2024. No representations were received.

Assessment

Principle of Development

The application property is not itself a listed building but is in the setting of a grade II-listed building to the north side of the courtyard. It is therefore considered that the application property is listed by association. The application site is in the Green Belt.

Extensions and alterations to a domestic property and the erection of detached outbuildings in a domestic curtilage are acceptable in principle if they would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety, and would conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place, and would not have a harmful impact on the appearance or character and will preserve the openness of the Green Belt.

Green Belt Assessment

Extensions and alterations to an existing domestic property are acceptable in principle provided that cumulatively they would not amount to more than a doubling of the size of the original building. Outbuildings will not be considered when calculating the original floor space but will be considered when calculating the cumulative additions to the original building. Original means as existed in 1948 or, in relation to a building constructed later, as it was built.

The original building had a total floorspace of approximately 408sqm over two storeys (measured externally). The total cumulative additions would amount to approximately 212.6sqm. Therefore, in considering the openness of the Green Belt, the proposal would not amount to more than a doubling of the size of the original building, in accordance with Local Plan Policy GB2, and the proposed development would not extend beyond the existing residential curtilage and would be constructed of appropriate materials.

To avoid any further potential harm to the Green Belt, permitted development rights will be removed.

The proposal is therefore considered to comply 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* and would be acceptable.

Design, Heritage and Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if they would not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling, and would conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place, and would not have a harmful impact on the appearance or character and will preserve the openness of the Green Belt.

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 is not itself a listed building but is in the setting of a grade II-listed building to the north side of the courtyard. It is therefore considered that the application property is listed by association. A listed building consent application has been included for consistency.

The proposed garage would be located approximately 30 metres to the south of a grade II-listed building. There would be some intervisibility between the garage and the listed building. However, in addition to this separation distance, an existing garden wall of the application property and adjacent Stable Cottage could constrain this view. The garage would be located outside of the principal courtyard area and would not interfere with the historic layout. The garage would also adopt a sympathetic and restrained design and materials. The garage would also be smaller in width by approximately 1.5 metres than that previously approved under application 2020/1285.

The proposed extension would project from the east elevation of an existing extension to the north-east corner of the application property. The east elevation of the application property has had several changes and additions, some of which are modern. The most original, unaltered, and characteristic part of the application property is its south elevation which would remain unaltered. The extension would adopt a sympathetic design and materials with a clear modern appearance. Whilst this would not be entirely in-keeping with the more traditional design of the application property, the extension would be attached to an existing modern extension and would not be visible from the environs of the southern lawn and would be screened by an existing hedge, and intervisibility between the extension and the listed building would not be possible. The extension would therefore only be visible from the south-facing gable elevation of Mistal Cottage.

The proposed outbuilding would be located to the south-east of the application property and would adopt a contemporary design with a flat roof, cedar cladding and extensive floor-to-ceiling glazing. It is considered that the outbuilding would be in the least sensitive part of the setting of the overall group and would likely have no material impact on the setting of the listed building. However, initial comments provided by the Conservation Officer stated that the outbuilding could alter the setting of the application property to a degree, and although not principally listed, it could appear somewhat jarring as a contemporary building. Whilst it is acknowledged that the existing tennis court and its appearance is unattractive and detracts, improvements to reduce any potential intrusion of the proposal and to accentuate the change in level were suggested and included additional screening between the outbuilding and the application property by implementing a planting scheme comprising a mix of shrubs, trees or espaliers that could be trained to create an attractive green screen, and the implementation of a green roof to the outbuilding.

During the application process, the proposal was amended to include a scheme of landscaping, but the applicant declined to include a green roof. Whilst a green roof would have been the ideal, on balance, it is considered that the increased screening provided by additional planting, trees and the pergola would soften the impact of the building and would be an acceptable compromise. The Conservation Officer raised no objection to the amended scheme.

In relation to the openness of the Green Belt, the proposal would mostly be implemented within the residential curtilage of the application property with the proposed extension attached to the application property and the proposed outbuilding located on an existing tennis court to the south-east. The proposed garage would be erected partially within an existing loosely surfaced area to the south-west of the application property with a slight intrusion into the open landscape immediately south. This positioning was approved under planning applications 2016/0384 and 2020/1085. As such, the location of the garage is acceptable and would allow for the development to be located within the existing courtyard. The proposal would therefore not harm the openness or visual amenity and character of the Green Belt.

Whilst the proposal would conflict with elements of the House Extensions and Other Domestic Alterations SPD in that the eaves and ridge height and the floor area of the detached garage would exceed the measurements stated, on balance, the proposal is 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 is considered to comply 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.

Residential Amenity

Extensions and alterations to a domestic property and the erection of outbuildings in a domestic curtilage are considered acceptable if they would not adversely affect the amenity of neighbouring properties.

The proposed garage would be erected to the south-west of the application property, to the south of the south-facing side gable elevation of Stable Cottage and to the east of the rear curtilage of Stable Cottage. Generally, development located to the south, south-east and south-west is likely to have a greater impact regarding overshadowing. It is acknowledged that some overshadowing could occur. However, the garage would be erected in a relatively isolated part of the application site and would be set away from surrounding buildings, and therefore any potential impact would likely be limited to the curtilage of the application property. Moreover, any potential impact to the rear curtilage of Stable Cottage would likely occur and be limited to the early morning and not at peak times for use of a rear garden. In addition, the existing entrance door and window located on the south-facing gable elevation of Stable Cottage serves a non-habitable space above an integral garage as shown on the approved plans (P6 Rev. A) in relation to planning application 2023/0065. The council will generally only seek to protect principal habitable room windows on front and rear elevations. One small window would be located on each side elevation of the proposed garage. However, due to their height within the wall and the ancillary use of the garage for vehicle parking and domestic storage, the proposal would unlikely result in significantly increased levels of overlooking and loss of privacy. The proposal would also unlikely result in significantly reduced levels of outlook. The proposed garage will be conditioned for domestic use only.

The proposed outbuilding would be erected on an existing tennis court surface to the south-east of the application property and to the south of Mistal Cottage. Generally, development located to the south, south-east and south-west is likely to have a greater impact regarding overshadowing. It is acknowledged that some overshadowing could occur. However, the outbuilding would be set down and set away from any surrounding buildings, would adopt a single storey with a restrained roof height, and therefore any potential impact would likely occur and be limited to the rear curtilage of the application property. The outbuilding would feature extensive floor-to-ceiling glazing on its north, east and west elevations. However, due to existing ground level differences, existing good quality boundary treatments and proposed planting which could provide additional screening over time, the proposal would unlikely result in significantly increased levels of overlooking and loss of privacy. The proposal would also unlikely result in significantly reduced levels of outlook. The outbuilding would comprise several ancillary domestic spaces and would be a large outbuilding. However, in this case the application property has a large curtilage, and the outbuilding would therefore not occupy a

disproportionate amount of the garden and would not have its own separate access or garden area. The outbuilding would be near the main dwelling, but its low ridge and eaves height ensures it would remain subordinate. The floor plans also indicate the use of the outbuilding for ancillary recreation and leisure with no bedroom or kitchen indicated on the plans. For these reasons, therefore, whilst the outbuilding would adopt a sizeable footprint, it would not appear significantly out of place or be a prominent feature and, for the avoidance of doubt, and to maintain the amenity of surrounding neighbouring properties, the proposed outbuilding will be conditioned for domestic use only, ancillary to the main dwelling. The proposed associated works would not significantly change existing ground levels.

The proposed extension would project from the east elevation of an existing single storey extension to the north-east corner of the application property and would be erected to the south of Mistal Cottage. Generally, development located to the south, south-east and south-west is likely to have a greater impact regarding overshadowing. It is acknowledged that some overshadowing could occur. However, the extension would adopt a restrained roof height that would maintain the eaves of the existing extension and would be similar in height to an existing high stone wall immediately adjacent. The extension would also be set below two windows located on the south gable elevation of Mistal Cottage. As such, any potential impact is likely to be limited and is not considered to be significantly detrimental to the amenity of the occupant(s) of the neighbouring property. The extension would feature extensive curtain wall glazing to its east elevation and floor-to-ceiling height glazed doors to its south elevation. All glazing would face into the application site and away from surrounding neighbouring properties. Two roof lights located on the northern roof plane of the extension would face towards the south elevation of Mistal Cottage. However, the angle and height of the roof lights within the extension would likely lessen the extent of any potential impact and the proposal would unlikely result in significantly increased levels of overlooking and loss of privacy. The proposal would also unlikely result in significantly reduced levels of outlook.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and is considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Highway Safety

Existing parking is located to the south-west of the application property. The proposed garage which would be erected in this area would reduce the existing amount of space available. However, the garage would be of a sufficient size to be counted as parking spaces and could accommodate a minimum of two vehicles. The proposal would not affect existing site access arrangements and would otherwise unlikely adversely impact upon the highway. Highways DC were consulted on the proposal and raised no objection subject to a condition that would retain the proposed outbuilding for ancillary purposes as not to intensify the existing residential use and use of the existing access. The proposed garage will also be conditioned for ancillary purposes only and to retain the building for parking.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

Trees and Landscaping

During the application process, the proposal was amended to provide additional planting and to provide tree protection measures to be implemented and retained throughout the duration of any development works. The extension of an existing low-built stone boundary wall to the north side of the tennis court would be replaced by a species rich native hedge to minimise any potential impact to and to retain an existing tree and the extent of resurfacing works would be reduced and limited to the westernmost part of the existing tennis court and the immediate surrounding area of the proposed outbuilding. The removal of two existing unprotected trees is identified. However, five additional trees would be planted on the north and west sides of the tennis court. The proposal would

also include some border planting areas alongside new hedges. The Forestry Officer was consulted on the proposal and raised no objection.

**Recommendation -
Approve with Conditions**