

PLANNING STATEMENT

Erection of an oak framed rear extension

**Barnby Grange
Lane Head Road
Cawthorne
Barnsley
S75 4DP**

July 2024

Written by: Matthew Dowley
m.dowley@dpaplanning.co.uk

Approved by:
Sam Dewar
s.dewar@dpaplanning.co.uk
Office Tel: 0113 397 0310

Contents

1	INTRODUCTION	4
	Context	4
	The Proposal	4
	Site Context	4
	Planning History	5
2	PLANNING POLICY	6
	The Local Plan	6
	National Planning Policy Framework & Guidance	7
3	PRINCIPLE OF DEVELOPMENT	9
	Acceptability In Principle	9
4	MATERIAL PLANNING CONSIDERATIONS	11
	Visual Amenity	11
	Residential Amenity	11
5	CONCLUSION	12

1 INTRODUCTION

Context

- 1.1 This Statement has been prepared by DPA Planning Ltd on behalf of Mr and Mrs Brook (the "Applicant") to accompany a planning application for the erection of an oak framed rear extension (the "Proposed Development") at Barnby Grange, Lane Head Road, Cawthorne.

The Proposal

- 1.2 This application relates to the redline as shown on the submitted plans and is for the erection of a single storey oak framed rear extension.
- 1.3 The rear extension proposed has a maximum extent of 10.8m wide, projecting out from the host dwelling by 4.2 metres, with maximum height of the at 3.4 metres, as detailed in the submitted elevation and floor plan drawing PMB05/24/-01(0).
- 1.4 The oaked framed extension consists of full length glazing to open views into the garden space and maximise the natural lighting internally. The rear garden has sufficient space for the proposed extension which will not be seen from wider views due to the established boundary and low overall height. As part of the proposal, the existing conservatory is to be fully removed.

Site Context

- 1.5 The application site lies on land to the rear of the host dwelling, Barnby Grange, a detached property set within a private plot to the north of Lane Head Road (A635).
- 1.6 The proposed development affects the north west facing elevation of the host dwelling, replacing the existing conservatory. The site is bounded by well-established hedgerows and a mix of mature native trees, screening wider views.
- 1.7 Land to the west includes neighbouring dwellings, with agricultural land to the north, east and site. As defined by the Barnsley Council Local Plan Map, the site lies within the Green Belt.

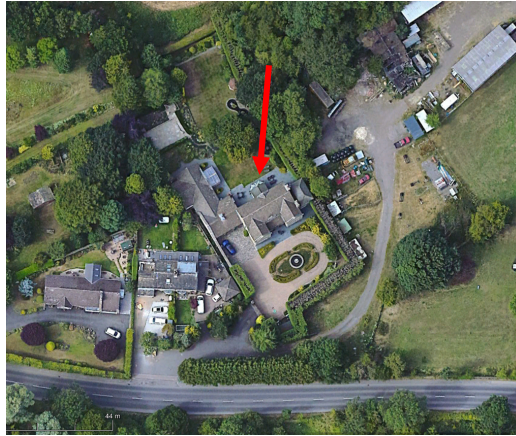


Figure 1.1: Application site in context

Planning History

1.8 The most recent planning history is detailed as below:

- B/05/0255/PR- Erection of side two storey extension and rear conservatory to dwelling – approved 30th March 2005

2 PLANNING POLICY

The Local Plan

- 2.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 and Section 70(2) of the Town & Country Planning Act 1990 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.
- 2.2 The Local Plan For Barnsley Council was adopted in January 2019 and is also 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 and are a material consideration in the decision-making process. A review of the Local Plan took place in 2022 and concluded that the plan remains fit for purpose and is adequately delivering its objectives. The next review is due to take place in 2027 or earlier if circumstances require it.
- 2.3 The relevant Local Plan policies include:
- GB2 Replacement, extension and alteration of existing buildings in the Green Belt
 - SD1 Presumption in favour of sustainable development
 - GD1 General Development
 - D1 High Quality Design and Place Making
 - LC1 Landscape Character
 - BIO1 Biodiversity and Geodiversity
- 2.4 Relevant supplementary guidance includes:
- Biodiversity and Geodiversity
 - Trees and Hedgerows

National Planning Policy Framework & Guidance

- 2.5 The National Planning Policy Framework (NPPF) was last updated in December 2023, this revised Framework replaces the previous National Planning Policy Framework published in July 2023. Local Planning Authorities (LPAs) are required to take its content into account when preparing their Development Plans and it is a material consideration when making decisions on planning applications or appeals.
- 2.6 Paragraph 7 of the NPPF states that 'The purpose of the planning system is to contribute to the achievements of sustainable development'. According to Paragraph 8, 'Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- i) An economic objective
 - ii) A social objective
 - iii) An environmental objective
- 2.7 Paragraph 12 relates to the presumption given to sustainable development 'The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.'
- 2.8 Paragraph 131 states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. 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. Paragraph 135 goes on to state that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the

development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character and history.

2.9 The NPPF at paragraph 135 states that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

2.10 Paragraph 153 of the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

3 PRINCIPLE OF DEVELOPMENT

Acceptability In Principle

- 3.1 Policy GB2 of the Local Plan states that the extension or alteration of a building is allowed in the Green Belt, as long as the changes do not exceed the size of the original building (in total size of any proposed and existing extensions). Additionally, GB2 states that all developments 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.
- 3.2 The proposed development seeks the addition of a single storey extension to the rear elevation of the host dwelling. The rear elevation has an existing conservatory which is to be removed to facilitate the proposed development.
- 3.3 The below table confirms that the proposed development will not exceed there size of the original building and therefore complies with this part of Policy GB2.

Original Building	250sqm
Existing extension	140sqm
Existing extension	33sqm
Existing extension	17sqm
Existing extension to be removed	-17sqm
Proposed extension	45.36sqm
Total extensions (existing and proposed)	218.36

- 3.4 The single storey oak framed extension would form a high-quality addition to the dwelling. The proposed development is considered suitable with respect to the character of the existing dwelling and surroundings and will not have any adverse effect on the amenity of residents or the wider amenity of the area.

- 3.5 The proposed extension to the rear of the dwelling is considered an acceptable form of householder development within the Green Belt, meeting the requirements of Policy GB2 and is considered to be acceptable in principle, subject to other material planning considerations which are discussed in turn as follows.

4 MATERIAL PLANNING CONSIDERATIONS

Visual Amenity

- 4.1 The proposed development, located to rear of a private dwelling house with enclosed garden will not affect the amenity of the wider area. With no vantage points of the development available the single storey addition to the rear of the existing dwelling will not be notice and therefore have no impact upon the area.
- 4.2 The development therefore complies with Local Plan Policies GB2, D1 and LC1 as well as the NPPF.

Residential Amenity

- 4.3 There are no properties that would be affected by the addition of a
- 4.4
- 4.5 small-scale single storey extension to the host dwelling. The proposed development would not be overbearing to the neighbouring dwelling or result in it being directly overlooked.
- 4.6 The proposed small-scale extension allows for a functional sized garden to be retained and will not result in harm to the residential amenity or character of the area. The rear garden is enclosed by mature hedgerows and a mix of trees which provide natural screening of the private garden. The high-quality oak framed addition therefore complies with the Local Plan Policies GD1 and D1 as well as paragraph 135 of the NPPF.

5 CONCLUSION

- 5.1 Paragraph 38 of the NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. It goes on to state that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.
- 5.2 The proposal represents an appropriate form of sustainable development which is supported in both national and local legislation.
- 5.3 All relevant material planning considerations have been addressed and the development will have no negative impacts with regard to the Green Belt and residential amenity.
- 5.4 Given the above the local planning authority is respectfully requested to view the proposal favourably.

