

Householder Proforma

Application Ref:

2022/0443

Address:

Hillthorpe, 3 Dark Lane, Barnsley, S70 6RE

Neighbour Representations:

No

Property Description:

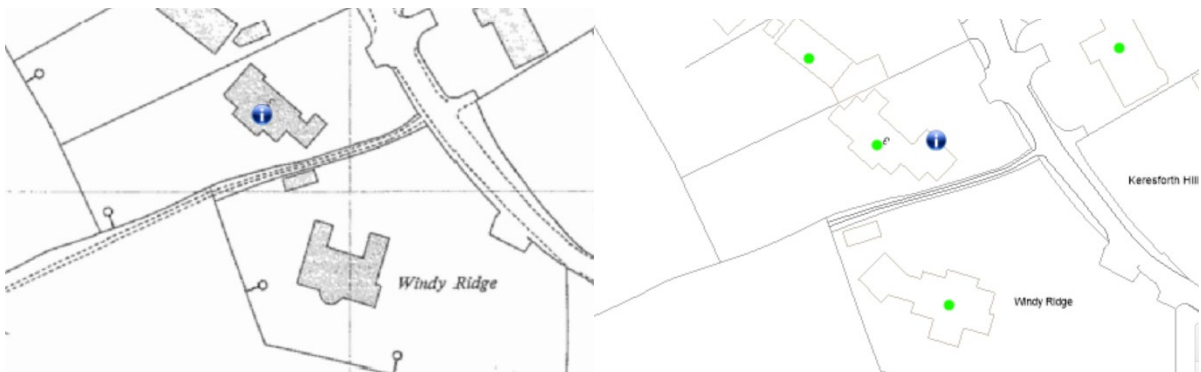
The applicant's property is a detached residential dwelling located on Dark Lane in Barnsley, just off Keresforth Hill Road. The building falls within close proximity to the Grade-II listed Keresforth Hall farmhouse but its unclear whether the applicant's building was formerly an ancillary agricultural building to the farmhouse. The site is located within the Green Belt but the surrounding area is now entirely residential with scattered dwellings, all individually-designed including the next door property (Windy Ridge) being re-built in recent years. There is some level difference within the site, with the front curtilage of the dwelling (and the dwelling itself) being at a higher ground level than the rear garden which slopes down to the rear boundary line. The applicant has indicated that they also own the undeveloped green belt field to the rear of the site. There is a hard surfaced parking area to the front of the dwelling. The dwelling is not visible on the 1948 Ordnance Survey Maps but is visible on the 1960 map and was likely to be previously single storey but is now split over two floors with planning history for a couple of extensions to the dwelling.



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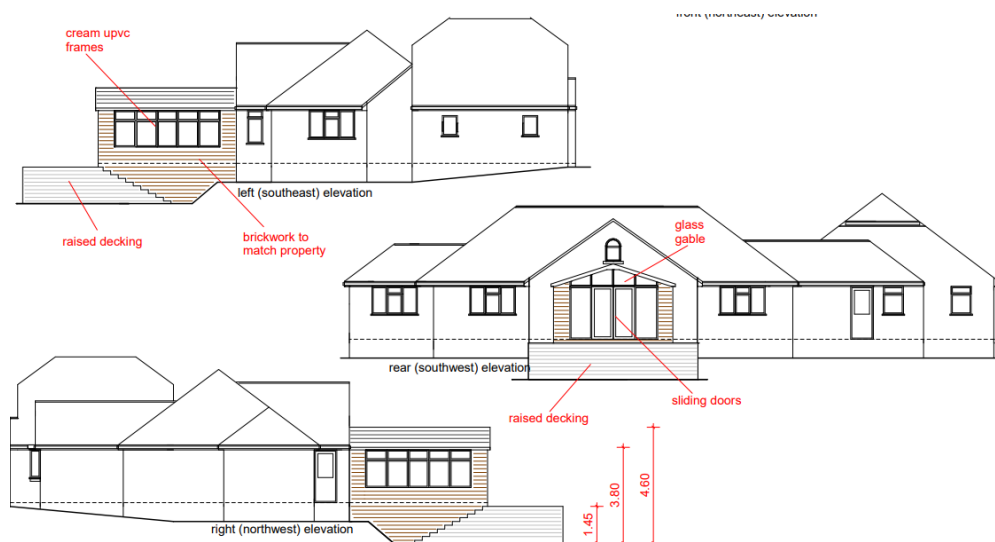


Ordnance Survey mapping history - 1960 and current maps:



Proposed Extension:

The applicant is seeking approval for the erection of a single storey rear extension to the dwelling and an attached raised decking, with 2 x external steps on either side of the decking. The extension projects 5.45m, with a width of 4.75m, and is designed with an apex roof with a height of 2.25m to the eaves and 3.15m to the roof ridge. The extension is to be used as a sunroom with the decking projects 3m from the rear elevation of the extension with a width of 6.75m, and the floor level is built 1.45m off the ground level of the rear garden area.



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UDP Designation: Green Belt

Local Plan Designation: Green Belt

Conservation Area: No

Relevant History:

B/94/1243/BA – Erection of ground floor extensions and conversions of existing loft space (Historic)

B/03/1137/BA – Erection of dormer extension over existing garage (Historic)

Acceptable in Principle: Yes

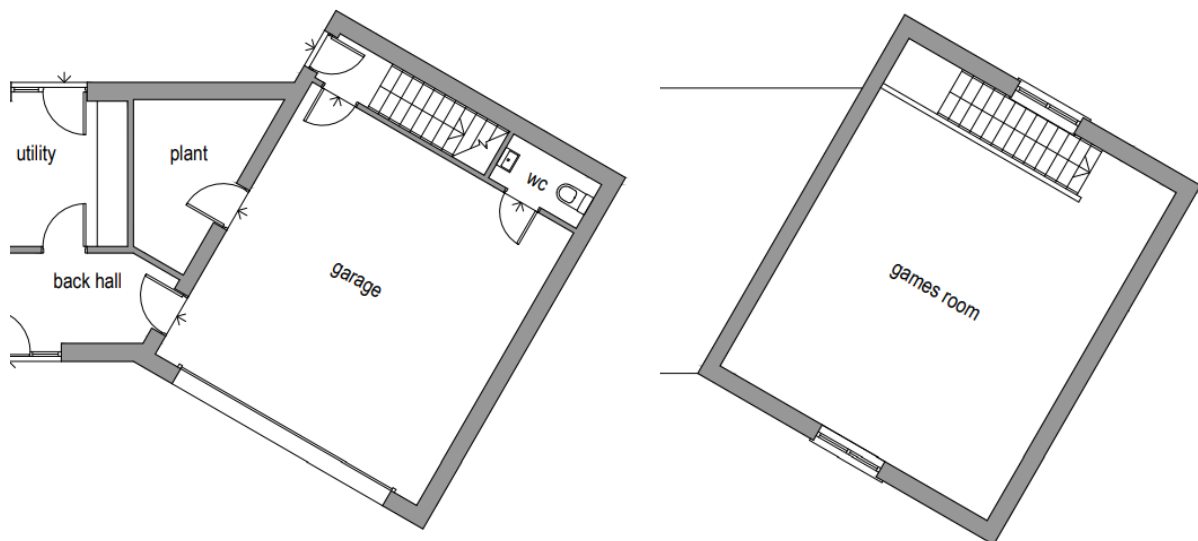
Rear Extension:

	Yes / No (include comment if required)
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	
3. if more than 3m are the eaves more than 2.5m in height?	No (when measured from the FFL of the extension, the eaves height is 2.25. However, the height to the eaves from the base of the structure/decking exceeds 2.5m with a height of 3.8m, but this is due to the significant drop down to the rear garden area. Despite this, the actual size/scale of the extension is not considered to be significant and is on a detached property with the extension having very little impact on overshadowing to neighbouring properties given the separation distance and screening on the boundary lines).
Two Storey	
4. terraced property and less than 2.5m (projection to the rear)?	
5. semi-detached and less than 3.5m?	
All	
6. materials to match	Yes
7. roof design compliments / ties in well	Yes
8. habitable room windows on the side elevation?	Yes (But the property is detached, and the windows are located around 11m from the Northern boundary line and c.5m from the Southern boundary line which has substantial screening. The assessment in regard to overlooking is further covered in the below note section which also assesses the decking element of the proposal. However, it is not felt that there is

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	significant concerns with overlooking from the habitable room windows).
9. distance to rear boundary (shared with another residential property) 10m or more?	N/A

Note – The extension initially looks excessive in terms of projection and the large size of the decking area which is close to the side boundary line (1.5m at its closest), which initially raised some slight concern with the potential for overlooking into the neighbouring property to the South/East (Windy Ridge). However, the site visit showed that there is substantial screening on the boundary lines with a 2.5m high hedge and other scattered trees/vegetation. The closest part of the proposed decking is located at a separation distance of around 13m to the closest part of the neighbouring property, however this part of the adjacent property is used as a garage with non-habitable (games room) accommodation above. The neighbouring property is a new build/rebuild so the Council has records which confirm this – see screenshot and photograph below. The site visit also showed that there is a small outbuilding located between the garage and the proposed development, further obscuring the views into the neighbouring site. As such, despite the fairly close proximity of the extension and the decking to the boundary lines, the substantial screening means that there is no significant overshadowing or overbearing impact on the neighbouring property to the East.



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The closest part of the proposal is also located at a distance of 10m from the boundary line shared with the property to the North (no. 5 Dark Lane). There is no defined separation distance in the Council's policies between decking areas and boundary line/garden areas, but it is felt that the expected 10m separation between rear facing first floor windows and the rear boundary line is a good measure/comparison. Given that the property at no. 5 is also on a slightly higher ground level, and there is some screening on this boundary line also, the proposal is not considered to result in an overlooking issue.

Green Belt:

	Measurements
1. Original dwelling	c.154sqm
2. proposed extension	26sqm
3. any existing extensions	63.5sqm
4. total extensions (including proposed)	89.5sqm

Note on Green Belt – The 'original' dwelling has been calculated using the Council's own mapping system alongside the architect's plans. The dwelling was previously a single storey building but there is clear evidence which shows that the first floor is now used for habitable purposes with a first-floor window in the frontage and several roof lights. However, floor space in the roof/loft space is discounted from any calculations in accordance with Local Plan Policy GB2. The Policy states dwellings can be extended by a total of 100% from their original, including new outbuildings and extensions to outbuildings.

The evidence shows that the current dwelling has a similar footprint to the original but there are several smaller extensions to the Northern side of the dwelling and the garage to the Southern elevation has been extended, possibly completely re-built. However, for the purposes of assessing against Local Plan Policy GB2, it is considered an extension in full. As mentioned above, the garage effectively has a first floor but this is a room in the roof space and is not counted towards the above calculations. Total extensions therefore calculate to much less than the maximum extended floor space allowed (100% of original) and Policy GB2 is therefore complied with.

In any case, it is felt that the proposed extension is minor in comparison to the existing dwelling, is situated to the rear and is single storey. Additionally, there is sufficient screening from public areas by the existing dwelling, trees and hedging and to the rear is an undeveloped green belt field with no immediate neighbour. There is a public right of way which runs to the immediate East of the site with access from the front/North, but there is also a 2.5m high hedge on the boundary line which again largely screens the proposal. The extension will have no greater impact on the openness of the Green Belt than the existing dwelling has and its impact in general is nominal. The LPA therefore considers that the proposed development is acceptable in terms of its impact on the Green Belt and a condition will be attached to remove Permitted Development Rights from the property. This will ensure that the LPA has further control over the Green Belt's openness.

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Impact on Listed Building/Historic Environment:

There is a grade-II listed building nearby (Keresforth Hall Farmhouse) with the closest part of the applicant property's curtilage being at a distance of 25m from the listed building's curtilage. However, the extension is located on the rear of the dwelling and is not in direct view of the Listed Building with the existing dwelling completely screening the extension. The Conservation Officer has been consulted on the proposal and has not objected to the proposal stating that the location of the proposal (South-Western elevation) contributes nothing to the setting of Keresforth Hall Farm and is not visible from public areas. It is considered that the extension has very little (if any) impact on the setting of the Listed Building and is therefore acceptable.

Recommendation:

Approve with conditions