
2024/0653

Applicant: Mr and Mrs Brooke

Address: Barnby Grange, Lane Head Road, Cawthorne, Barnsley, S75 4DP

Description: Single storey rear extension to 2 storey detached dwelling.

Site & Location Description:

Located on Cawthorne Road, the A635, between Braugh Green and Cawthorne, but closer to the former, the application dwelling is a substantial sized stone or stone clad house situated in an equally substantial curtilage. The dwelling appears to have been created through the extension and conversion of an exiting workshop into a dwelling following approval in the 1989. Currently the dwelling features a two-story side extension and two modest sized conservatories, the largest of which is to be replaced by this proposal.



Planning History:

- B/05/0255/PR - Erection of side two storey extension and rear conservatory to dwelling – Approved with Conditions 30th March 2005
- B/89/0989/PR - Conversion and extension to garage and workshop to form dwelling – Approved with conditions 6th October 1989

Proposed:

The proposal is to replace the existing brick and glazed conservatory, located on the rear elevation with a larger oak framed, glazed extension/conservatory. The proposal would be dual aspect with a similar style gable roofed conservatory in the location of the original, with an attached flat roofed conservatory/extension. The flat roofed section of the proposal would also feature a large roof lantern within the roof.

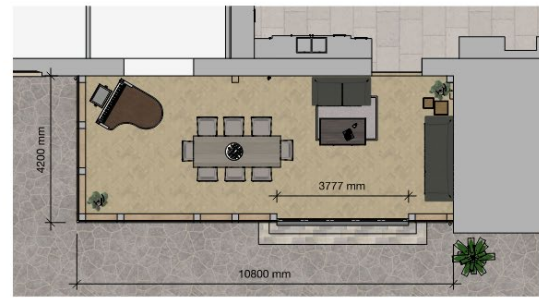
Approximate Measurements (existing):

- **Projection: m** (3.93m)
- **Width:10.8m** (4.63m)

- **Maximum Eaves Height: 2.73m (2.84m)**
- **Maximum Roof height: 3.72m (3.72m)**
- **Gross Area 45.36 sqm (17 sqm)**
- **Net Area: 28.36 sqm (-17 sqm)**

Existing and Proposed Floor Plans and Elevations





Local Plan Designation: Green Belt

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; No comments were received.

Consultees:

Cawthorne Parish Council: No comments or objections were received.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the 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 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.

The Local Plan review was approved at the full Council meeting on 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.

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 and beautiful places -

The creation of high quality, beautiful and sustainable 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates:-

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Section 13. Protecting Green Belt land

The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Within section 13, from 'Proposals affecting the Green Belt' wording from paragraphs 153 and 154 are the most relevant which indicate: -

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.

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include:

- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building

Local Plan

In reference to this application, the following Local Plan policies are relevant:

GB1 - Protection of Green Belt: The general extent of the Green Belt is set out on the Key Diagram.

The detailed boundaries are defined on the Policies Map. Green Belt will be protected from inappropriate development in accordance with national planning 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:

Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces.

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.

Dividing an existing house to form smaller units of accommodation.

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.

GD1 - General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

SD1 - Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

D1 - High Quality Design and Place Making: Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

T4 – New Development & Highway Safety: New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

Principle of development

The site is located within land designated as Green Belt. Extensions to residential properties are in general considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety; for residential dwellings within the Green Belt, additional specific local and national policies provide further restrictions to the maximum size of an extended dwelling, consideration of its appropriateness, and impact on the openness of the Green Belt.

Residential Amenity

Due to the rural location of the dwelling and the size and layout of the existing dwelling, the proposal would have no impact upon the residential amenity of any nearby dwelling. As with the existing conservatory, which the proposal replaces, the L shaped design of the dwelling provides a

structural barrier obscuring the view of the proposed extension and additionally would also restrict any acoustic disturbance for the adjacent neighbouring dwelling.

Visual Amenity

In common with the above description for residential amenity, the dwelling would be unseen by the adjacent dwelling or from the public main road running past the dwelling. There are no residential neighbours to the rear of the dwelling whilst it is unclear if the other adjacent neighbour is residential dwelling or commercial premises, however, there is a considerable separation distance and an array of large trees between them. Regarding the character of the house, the dwelling is reasonably modern but styled more traditionally. The smaller of the existing conservatories, which would remain, is a similar wooden framed and glazed conservatory to that which is proposed. The existing conservatory sits well within the design of the house, so there would be no concerns with the design or size of the proposal given the size of the dwelling.

Green Belt

As mentioned, the design and size of the extension would be proportional to the dwelling, furthermore the proposal would not have a negative impact on the openness of the green belt as the most dominating feature with the dwelling's curtilage remains the dwelling itself.

In accordance with local policy, a dwelling within the Green Belt may be increased by up to 100% of its originally constructed size, in this instance as it was constructed post 1948, the size would be following the conversion/construction of the dwelling. Having checked the supplied Green Belt calculations included with the application in comparison to appropriate records, it would seem that the proposal would be of an acceptable size.

Green Belt Calculations:

Original Dwelling Size	250 sqm
Existing Extension	140 sqm
Existing Extension	33 sqm
Conservatory	17 sqm
Total Current size	440 sqm
Proposed Extension (Net additional size)	28.36 sqm (Gross 45.36 sqm)
Total Existing and Proposed Extensions	218.36 sqm
Total Proposed Size	486.36 sqm
Percentage increase from Original Dwelling	95.44%

Highways Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety.

Recommendation: Approve with conditions