
2022/0735 and 2022/1066 (Listed Building Consent)

Mrs Victoria Dand

Erection of first floor side extension to the dwelling (Amended Description and Plans)

130 Genn Lane, Ward Green, Barnsley, S70 6NW

Site Location & Description

The applicant's property is a semi-detached stone-built dwelling located off Genn Lane, Ward Green. Genn Lane is one of the primary routes connecting the areas of Worsbrough and Ward Green to Park Road and the Town Centre. The property, alongside its attached neighbour (no. 132) is a grade-II listed building and is found within a small courtyard of converted agricultural buildings. The building is also attached to an ancillary building to the North. There is another listed building in very close proximity addressed as 'The Granary, 128A Genn Lane' which is located to the Eastern side of the access into the courtyard, off Genn Lane itself.

Historic England Entry:

Heritage category: Listed Building

Grade: II

List Entry Number: 1315057

Date first listed: 11th November 1966

Date of most recent amendment: 4th December 1986

WORSBROUGH GENN LANE (south side) Nos 130 and 132 (Genn House) with attached outbuilding and garden wall (house-part of item formerly listed as part of Genn House, Barn at Genn House)

GV II

Farmhouse with attached outbuilding and garden wall. c1700 for Dr. William Elmhirst (d1715) (Wright p29), house extensively rebuilt 1964. Coursed, squared sandstone, stone slate roof. 2 storeys with attics, 3 windows to 1st floor; house linked by external steps to small outbuilding on right, front garden wall incorporates dog kennel beneath mounting steps at front right corner. House: large quoins. Central 6-panel door in quoined surround beneath date plaque inscribed '1964'. Outer bays have sashes with glazing bars in square-faced surrounds, 3 similar 1st-floor sashes in bonded ashlar surrounds. Shaped kneelers, chamfered gable copings. Renewed stone end stacks with cornices. Set back to right and linked by external stone steps the outbuilding has a pair of quoined doorways, that to right with curved-soffit lintel, the other with truncated lintel and part-blocked 2-light mullioned window on its left. 1st-floor hatch over right-hand door. Garden wall has later side gate in right return and oval entrance to dog kennel beneath mounting steps in front-right angle.

Interior: C18 balustraded staircase. Name commemorates John Genn of Ouslethwaite who married a daughter of John Elmhirst in c1320.

Relevant Planning History

B/03/0705/W – Alterations to outbuilding and erection of link canopy

B/03/0707/WB – Alterations to outbuilding and erection of link canopy (Listed Building Consent)

2017/1692 – Formation of an en-suite bathroom (Listed Building Consent)

2022/0087 – Installation of handrail to external steps at front of house (Listed Building Consent)

Proposed Development

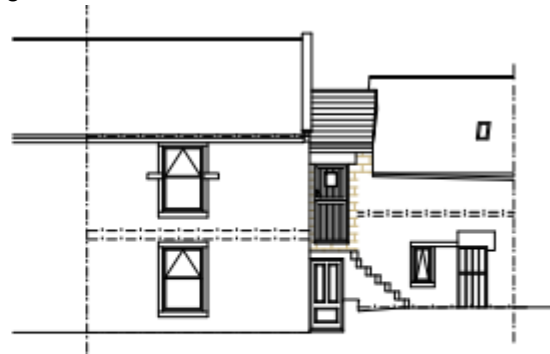
The applicant is seeking approval for the erection of a first-floor side extension to the dwelling and the erection of a single storey rear/side porch extension.

The first-floor side extension is positioned above an external stone staircase which leads to a balcony/raised platform and will serve as a hallway and the ground floor extension will enlarge the hallway space.

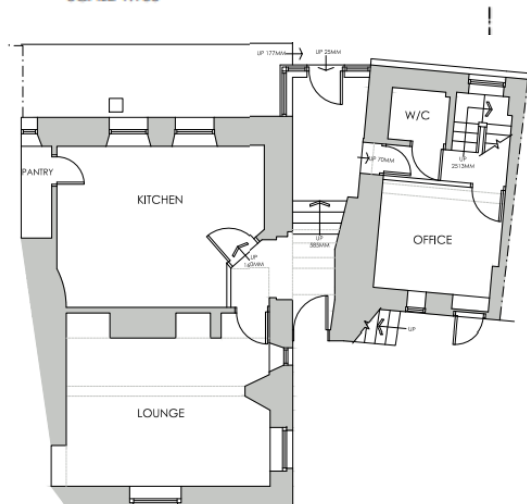
The development also seeks to alter the internal layout of the house including the positioning of internal staircases. Specifically, the kitchen is being enlarged due to the removal of a staircase, and the ground floor office staircase will be modified, alongside a downstairs toilet added.



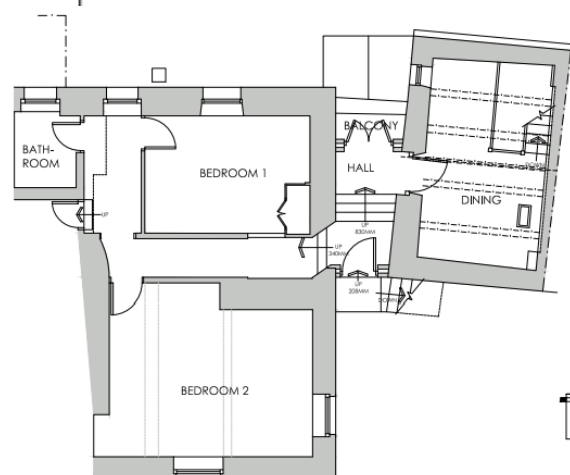
**PROPOSED
REAR ELEVATION**
SCALE 1:100



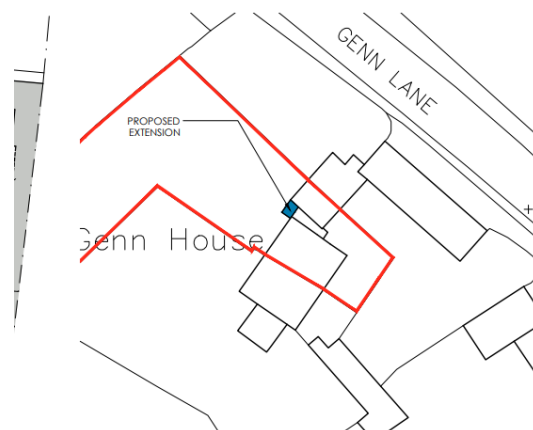
**PROPOSED
FRONT ELEVATION**
SCALE 1:100



**PROPOSED GROUND
FLOOR PLAN**
SCALE 1:50



**PROPOSED FIRST
FLOOR PLAN**
SCALE 1:50



Policy Context

Planning decision should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

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.

Local Plan

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 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. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application. As such, the following policies are relevant:-

Policy SD1: Presumption in favour of Sustainable Development – sets out principles when considering development proposals.

Policy GD1: General Development – sets out appropriate proposals for development.

Policy HE2: Heritage Statements – Proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded heritage assets will be expected to include a description of the heritage significance of the site and its setting.

Policy HE3: Developments affecting historic buildings – Proposals involving additions or alterations to listed buildings should seek to conserve and where appropriate, enhance that building's significance.

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 T4: New Development and Highway Improvement - 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.

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions and Other Domestic Alterations 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.

Consultations

Conservation officer (three responses):

First response – Strongly objected to the initial plans on multiple grounds and recommended refusal. Firstly, the heritage statement is brief and lacking in terms of its justification which would enable the Council's understanding of the significance of the building or the impact of the development. The actual design of the extension is not considered to be appropriate in terms of its proposed materials, detailing, and overall appearance of the extension, which does not harmonise with the listed building and does not protect its historic significance. Additionally, the rearwards projection of the extension will disrupt the overall shape of the historic Genn Lane courtyard. Consequently, the proposal was not considered to be in accordance with Local Plan Policies HE1, HE2 and HE3 and should be refused.

Second response – Supported the development stating that it is relatively inconsequential, being a major redesign from the previous but is fairly subtle in terms of the impact on the listed building. However, given requested further information in relation to the building/construction materials on site, and construction details of the extension confirming such as window recess etc.

Third response – Confirmed that the amended scheme was acceptable in terms of the level of information submitted and that construction materials details were sufficient subject to a condition.

Ward Councillors – No comments received

Representations

Neighbour notification letters were sent out to surrounding properties on two occasions – for the initial proposal and the amended proposal. The following responses were received:

First consultation:

One comment was received objecting to the proposal on the following grounds:

1. The structure and appearance of the proposed extension comprises of several elements including the external materials which will change the appearance and character of the dwelling and does not look or appear to match the existing in any shape or form.
2. The extension is located on an historic grade-II listed farmhouse, and the development will impact the historic character of both the application site and the neighbouring courtyard.
3. Queried as to whether the area is within a Conservation Area.
4. Raised discrepancies on the application form, specifically that the form states there are no trees located in the site when there clearly are trees.

Other concerns were raised such as how the neighbouring property and dogs will be protected through the development which is not a material planning consideration.

Re-consultation:

Two comments were received. One received from the same neighbour as the above (first consultation) stating that the amended planning application does not warrant any further objections, However, the original objections still remain firmly in place.

The second comment was from a neighbouring resident raising no objection to the proposal.

Assessment

Principle of development

The application is in the Green Belt, is a grade-II listed building and is located in an historic courtyard setting with another listed building in close proximity (The Granary, 128 Genn Lane). The application site is therefore in a sensitive location given these restrictions and the proposed development will need to comply with the Council's SPD for House Extensions and Other Domestic Alterations, as well as Local Plan Policies GB1, GB2, D1, HE2 and HE3 relating to good the impact on the Green Belt, the Historic Environment and Historic Buildings. Local Plan Policy D1 refers to good levels of design which is expected from new development. The impact will be assessed in the below sections of the report.

Impact on Visual Amenity and The Historic Environment

The proposed development has been significantly scaled back from the original proposal and now features three main elements – a first floor side extension, single storey side/rear extension and internal alterations. The Conservation Officer raised substantial concern to the original scheme on multiple grounds including the size, scale, roof design and proposed materials of the originally proposed extension. Whilst also raising concern that the original proposed extension projected from the North-West elevation of the dwelling (rear) and disrupted the overall shape of Genn Lane courtyard. These initial concerns have been rectified through the amended proposal which ensures that neither of the extension project beyond the front or rear elevation of the dwelling, whilst also change the roof design and external materials to match the existing. Generally, the proposed extension has been significantly scaled back and the existing footprint of the building is largely retained with the exception of the modest side/rear porch extension.

The Conservation Officer has therefore supported the proposal but sought clarification on whether the balcony on the rear elevation featured a glass balustrade, preferring a wrought iron design instead. The agent responded stating that the balcony has neither of these and it would utilise an existing stonewall which is on the rear of the external raised platform. This relationship will effectively remain the same. No objection was raised to this arrangement by the Conservation Officer.

Further, the Conservation Officer, requested additional details regarding the construction materials of the extension which the agent has confirmed the stonework, roof materials, doors and windows will be to match the existing. Additionally, other more minor details such as the following:

- The pointing to be a pure lime mix and shall be recessed to a slightly concave joint of 203mm.
- Windows, doors and frames to be decorated off-white with frames to be mounted in the reveal by a minimum of 100mm.
- Timber framing to the gable above the new GF space to be oak.

All of the above has been agreed by the agent and shall be added as a planning condition to the decision notice.

From a more general design perspective, the proposed development has been significantly scaled down from the original proposal and the first-floor side extension is modestly sized, infilling the gap between the main part of the dwelling and the two-storey attached outbuilding, yet has a roof ridge which is lower than both of these existing elements. The roof style and pitch is an exact match of the existing. The single storey side/rear porch extension does not project any further than the outbuilding's rear elevation and retains the courtyard shape. The single storey is designed with an apex roof giving the appearance of a modestly sized porch which is considered to be acceptable.

The internal alterations make no impact on the external appearance of the building and are relatively minor in their scale. The Conservation Officer has raised no objection to internal layout changes.

To conclude, the development has been significantly scaled back, with further details regarding the construction materials and associated details regarding the lime pointing mix, window recess and timber framing, as requested by the Conservation Officer, have been agreed and will be added as a planning condition. The design of both extensions are considered to be suitable, in keeping with the existing building and area and the proposed development is considered to be in compliance with

Local Plan Policy D1, HE1, HE2 and HE3 and is acceptable in terms of visual amenity and the impact on the Historic Environment.

Impact on Green Belt

In line with Local Plan Policy GB2, proposed extensions in the Green Belt are allowed where the total size of the proposed and previous extensions do not exceed the size of the original building. The original building is how the dwelling stood in 1948, or whenever the house was built, whichever is the later date. The calculations are made in reference to the floorspace of the building, measured externally. As per the Historic England listing, the house was extensively rebuilt in 1964, but the building is clearly historic and dates long before 1964, visible on the 1895 Ordnance Survey maps. As such, the calculations will be made from the year 1948.

That being said, assessment against the O/S Ordnance Survey maps in 1948, 1960 and 1990, the footprint of the building has changed little since this time and whilst there is planning history, this largely relates to alterations which required permission due to the property being a listed building and did not seek to extend the floorspace of the property. The exception to this is the 'link canopy' (2003 planning applications) which is essentially the walkway connecting the outbuilding to the main part of the dwelling. This created an external staircase which is included within the floorspace calculations.

The external staircase/walkway is therefore already an extension, but will effectively be where the proposed first floor side extension is positioned and is already included within the calculations below as an existing extension.

Original (1948) – 180.5sqm
Existing Extensions – 7.5sqm
Proposed Extensions – 3.5sqm
Total extensions (existing + proposed) = 11sqm

The above assessment shows that the proposed extension + the existing extensions will not push the total floorspace above the 100% limit compared to the original dwelling. The proposed extension does not project from the front or rear of the existing dwelling/courtyard, with both roof heights not exceeding the existing and the impact on the openness of the Green Belt is not to a harmful level. The proposed development is in compliance with Local Plan Policy GB2 and is acceptable in terms of its impact on the Green Belt.

Residential Amenity

The LPA received an objection from a neighbouring property in relation to the initial proposal but the scheme has been significantly scaled back through the amended plans. The development now consists of an infill side extension, a modestly sized rear/side extension and internal alterations. The infill side extension is positioned between the main part of the house and an attached two storey part used as an office and dining room. It is no higher than either of these existing elements of the dwelling and whilst it is to the South of the immediate neighbouring property (no. 134), the overshadowing impact will be very minor given the scale and positioning of the extension. Indeed, the main overshadowing impact will be on the applicant's own property and partly onto the shared courtyard which is already significantly overshadowed by the existing buildings.

The extension will position a door on the front elevation facing onto the shared courtyard, which is not private space, and it is not considered that the extension would result in a significant increase in overlooking to the neighbouring properties. In any case, the first-floor side extension is to result in an additional hallway in the dwelling which is a non-habitable room.

The single storey side/rear extension does not project any further to the rear than the existing dwelling and its impact on the neighbouring property in terms of overshadowing, overlooking or loss of outlook is very minimal, if any impact at all.

The proposed development is in line with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

No impact on Highway Safety.

Recommendation

Approve 2022/0735 with conditions