



B/97/0347/PU – Erection of industrial workshop building (outline) (Refuse)

2020/1300 – Garden canopy/shelter to dwelling (Refuse)

## **Policy Context**

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise. The recently revised National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

## **Local Plan Allocation – Green Belt**

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. In reference to this application, the following policies are relevant:

***Policy SD1: Presumption in favour of Sustainable Development*** – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

***Policy GD1: General Development*** – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

***Policy D1: High quality design and place making*** – Supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

***Policy GB1: Protection of Green Belt*** – In accordance with the NPPF, the erection of new buildings within the green belt will be classed as ‘inappropriate’ development with sites in the green belt being protected from such. Exceptions to this are:

- Buildings for agriculture and forestry;
- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries;
- 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;
- The replacement of a building provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages, and limited affordable housing for local community needs; and
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land).

All such buildings will still be considered in terms of their impact on the openness of the green belt and whether they cause other harm. In accordance with the NPPF and as set out in GB1, the Council will not allow proposals for 'inappropriate' development in the Green Belt unless it can be shown that there are very special circumstances that justify setting aside local and national policy.

***Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt*** – Provided that 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; and
- 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.

#### Penistone Neighbourhood Plan

No specific policies relevant to the proposed.

#### Supplementary Planning Document: House extensions and Other Domestic Alterations

This document establishes 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 should;

- Be of a scale and design which harmonises with the existing building;
- Not adversely affect the amenity of neighbouring properties;
- Maintain the character of the street scene; and
- Not interfere with highway safety

The above principles are to reflect the revised principles in the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

#### 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 places*** - The Government attaches great importance to the design of the built environment. 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. It

is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 134 states that *“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”*.

## **Consultations**

Penistone Town Council were consulted and raised no objections.

## **Representations**

Neighbour notification letters were sent to surrounding properties, no comments were received.

## **Assessment**

### Principle of Development

The site falls within Green Belt as such, extensions, roof alterations, outbuildings and other domestic alterations will be considered against the general principles from the SPD and the following criteria:

- The total size of the proposed and previous extension should not exceed the size of the original dwelling; and
- The original dwelling must form the dominant visual feature of the dwelling as extended

Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

### Impact on the Green Belt

The starting point to assess extensions and alterations for sites within the Green Belt is identifying how the original dwelling stood in 1948, or whenever the house was built, whichever is later. In this case, the dwelling is shown on the 1948 map.

- Original dwelling = 137.9sqm
- Proposed extension = 22.39sqm
- Original dwelling + proposed extension = 160.29sqm

As such, the proposal does not exceed the size of the original dwelling and is therefore in compliance with Local Plan Policy GB2.

### Visual Amenity

The SPD states that *‘materials should normally be of the same type, colour and texture to the existing house or as close a match as possible’*. In this case, the proposed materials will in part match the existing dwelling with the side and rear elevations of the proposed extension proposed to be matching stone whilst the front elevation of the extension is to be zinc cladding. Due to the set back, the cladding will only be visible from the host dwelling’s front patio and garden.

The extension utilises a flat roof which although is not supported due to flat roofs being an inferior form of construction is acceptable in this circumstance because it harmonises with the flat roof used

on the existing building. Also using a flat roof allows for a lower roof height to be used therefore more of the screening from the level difference between the dwelling and the highway can be used.

It is noted that part of the extension will be visible in the street scene, however Huddersfield Road is not a residential street therefore the impact won't be detrimental. Also, the roof lanterns are acceptable due to the inclusion of roof lanterns on the rest of the building of Scout Dike Reservoir. The proposed first-floor window is akin to the existing windows on the side elevation and therefore will have no impact on the cohesion of the dwelling nor its character or impact on the street scene.

The proposed extension partially conforms to the SPD in terms of its external materials and roof type, however it will have little impact upon the character of the street scene due to the harmony with the existing dwelling and being partially screened by the difference in levels to the street scene.

The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

### Residential Amenity

The SPD states that single storey side extensions "*should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling)*". A projection of two thirds of the original dwelling would be 4.4 meters and the proposed projection is less than this at 2.64 meters. The proposal will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing as no dwelling is located to the side of the proposed extension. There will be no impact of overlooking even with the addition of the first-floor window as the windows on the side elevation look onto Huddersfield Road and not another dwelling.

The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

### Highway Safety

There will be no impact upon highway safety.

### **Recommendation**

**Approve with conditions**