

2021/1508

Cannon Hall Farm

Roof extension to provide additional accommodation

The Silvermine, Mill Farm, New Road, Gunthwaite, Barnsley, S36 7GE

Background

2007/2153 – Conversion of agricultural building to earth sheltered dwelling – Approved. Permitted development rights were removed by condition.

2012/0858 - Construction of an earth sheltered double garage – Approved with conditions – the permission was not implemented and expired 18/10/2015

2016/0662 - Construction of an earth sheltered double garage serving existing house – Approved with conditions

2019/0136 - Construction of an earth sheltered double garage serving existing house - Approved

2021/0457 - Change of use of garage/workshop to holiday let – Approved with conditions

Description

The Silvermine is a detached stone built dwelling situated within a small isolated group of buildings, including a Grade II Listed Mill which have been converted into residential use. The property was previously an outbuilding and stables, converted and extended into the hillside with an element of the building earth sheltered into the bank behind.

The curtilage of the property extends to the east with a parking area and terraced area used as amenity space. The property had a garage/workshop which has now been converted into a holiday let under application 2021/0457.

The site is located within the open countryside and Green Belt and is accessed by a track which has been improved with traditional dry-stone walls surrounding. A well-used public right of way runs adjacent to the site. A Woodland TPO exists on the trees to the rear.



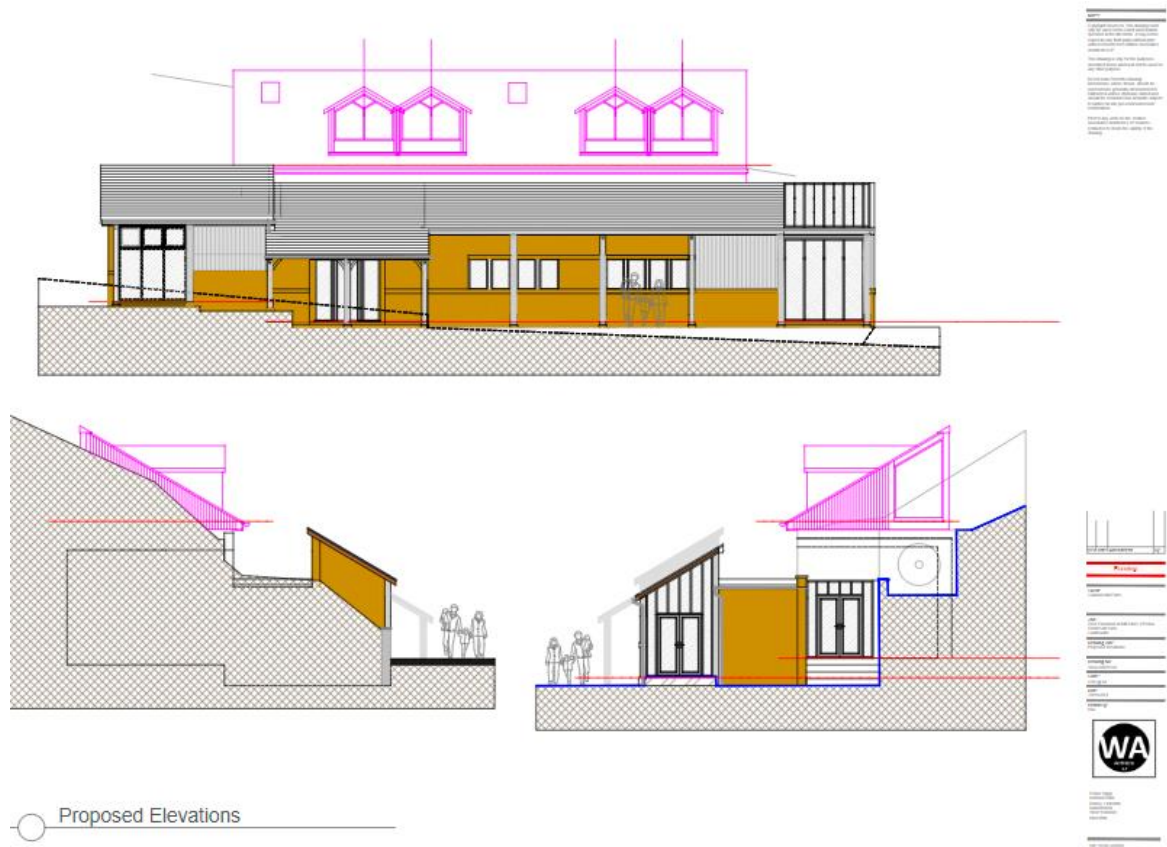


Proposed Development

The proposal involves the erection of a roof extension to the dwelling to provide an additional floor, with 2 bedrooms and a further living area to the property.

The proposed extension shown on the plans below would have 4 dormer style windows and 2 rooflights to the front. The roof extension would be partially set into the hillside and set above the existing roof of the dwelling, so it would appear as if there are two roof slopes. The extension would be constructed with blue slates and oak frames to the windows.

A heritage statement has been submitted with the application.



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

The site is set within an area of Green Belt.

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011). In reference to this application, the following policies are relevant:

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 HE1: The Historic Environment: Positively encourage developments that help in the management, conservation and understanding of the historic environment

Policy HE3 Developments affecting Historic Buildings: Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance

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:

- 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.

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.

The supporting text states:-

The NPPF states that an extension to a building is not inappropriate if it does not result in disproportionate additions over and above the size of the original building. We will allow extensions provided that cumulatively they would not amount to more than a doubling of the size of the original building. Original means as existing in 1948 or, in relation to a building constructed later, as it was built. A house which has been subdivided will not be considered as the original building. In the case of a replacement building, the original building means the building that was replaced.

The sizes of a building as existing and proposed will be compared by reference to their gross floorspace, using the following guidelines:

- Floorspace will be calculated by external measurements of the building.
- Floorspace within roof spaces will not be taken into account.
- Outbuildings will not be taken into account when calculating original floorspace (but will be taken into account when calculating the cumulative additions to the original dwelling).

SPD: House extensions

Supplementary Planning Document - House Extensions 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 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

Gunthwaite and Ingbirchworth Parish Council – No comments received

Cawthorne Parish Council – Site is not set within Cawthorne Parish

Highways DC – No objections

Drainage – No objections details to be checked by BC

Conservation – Objects

Representations

None received

Assessment

Principle of development

As the property is set within the Green Belt, policy GB2 of the Local Plan would apply.

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:

- 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.

The policy also states that 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.

The garage extension approved in 2019 had a floor area of 142sqm whereas the existing dwelling has a floor area of 151sqm, therefore the dwelling has almost been extended up to 100%; however supporting text to GB2 states that 'floorspace within roof spaces will not be taken into account' therefore the additional floorspace created by this extension cannot be included within the calculation for GB2. Whilst the floorspace element of GB2 cannot be considered, the proposed roof extension adds significant bulk to the dwelling and its appearance and impact upon the openness of the Green Belt must be carefully assessed. In addition, the site is set adjacent to the Grade II Listed Mill Farm, therefore these issues will be explored below.

Visual Amenity/Impact on listed Building

The application site relates to the setting of two Grade II Listed Buildings known as Mill Farmhouse [1191260] and Water Mill [1151104], Carr Lane. The buildings are indicated as 'Gunthwaite Mill / Corn' in the 1848 OS Six Inch map and their aerial footprint are presented the same as it exists today. By 1891 two small ranges appeared at the rear of the listed building and between 1903 and 1929 the OS maps indicate that the Mill became disused. The list description indicates that the Farmhouse building is dated to early 19th Century with squared coursed rubble, stone slate roof over two storeys in squared coursed sandstone rubble and stone slate roof. Meanwhile the Watermill predates the Farmhouse and is indicated to be from as early as the 17th Century. The Watermill's list entry indicates it is composed of squared coursed sandstone rubble with a welsh slate roof.

The Mill was converted into five dwellings under application no. B/05/0024/PR alongside listed building consent B/05/0025/PR/LB. The proposal's host dwelling, The Silvermine, is partly converted from the original range buildings at the rear of the Watermill under 2007/2153 as a conversion and extension to a redundant agricultural building to create an Earth Sheltered Dwelling. In 2016 application 2016/0662 was approved for the construction of an earth sheltered double garage serving the existing house. In 2019 a further application was received 2019/0136 for the further erection of a garage/workshop building ancillary to the existing house. In 2021 application 2021/0147 was approved to change the use of the garage/workshop to a holiday let.

The original conversion was approved due to its innovative earth sheltered design. The Officer Report to the original approval for application ref 2007/2153 stated that: *'The principle for residential development of the stable has been established with the previous approval in 2005 for the change of use of the stable building into a dwelling. That permission proposed that the stable be converted into a small one bedroom unit. By simply converting the stables the proposal complies with policy but the long thin dimensions of the building achieves an unsatisfactory layout and fails to exploit the opportunities provided by the site. What is proposed is for the frontage to be effectively re-built and for the accommodation to be extended into the embankment behind in a series of two tiers at different levels. The embankment would then be re-graded over the upper tier whereas the lower tier – fronting the footpath, would retain the form and appearance of the existing stables. This is a highly imaginative solution that does not accord with policy. However the innovative design, the much improved internal accommodation and the very benign impact justifies a relaxation of normal policy.'*

The proposal that forms this current application involves a large extension above the existing roof of the dwelling which incorporates large windows and a large area of roof slope. The purpose of the earth sheltered element of the original design of the existing dwelling was to reduce the overall impact of the dwelling and additional floorspace allowed under Green Belt Policy at the time. The proposal put forward would significantly increase the floor area of the dwelling and the extension would add an additional storey and significant bulk to the dwelling. Policy GB2 states that '*development should 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.*' It is felt that the extension to the roof would go against policy GB2 and the aims of the original approval, and the special and innovative character of the building would be harmed as a result. The proposal would almost double the floor area and its scale, massing and design would undoubtedly have an impact upon the openness of the Green Belt. The proposal is considered to be contrary to policy GB2 and D1 of the Local Plan.

In terms of the impact of the proposal upon the Grade II Listed Buildings, this new application proposes to extend above and to the rear of the existing dwelling to create what is in effect a two-storey house. Given the amount of cumulative development that has already been approved in this part of the site and it is likely this new proposal will intrude on the setting of the adjacent listed watermill and to a lesser degree the Mill Farmhouse. This is mainly due to reasons of scale, height and a design that are not vernacular and are out of keeping with other buildings in the setting which are broadly vernacular and historic in nature. It is felt that the development now proposed tips the balance into harm to the setting which is in part down to the amount of overall development (on top of previous developments) and in part due to the increased prominence and overtly domestic nature of the proposal.

Previously, the Council has accepted that low slung and visually recessive structures were unlikely to result in a negative impact into the setting of the adjacent listed buildings. However, if approved the structure will no longer be low slung or visually recessive and will instead compete due its overall amount, scale, height, and appearance.

A heritage statement is included with the submission but is restricted to a repeat of policy and includes a copy of the listed building description for the Water Mill (NHLE 1151104). However, no mention is made of Mill Farmhouse whose setting will also be affected (NHLE 1191260). Additionally, no description of the setting or its contribution to the historic significance of the listed building are included. The statement notes that: '*The use and setting of the former mill has changed over the years, but the group of buildings in which it is situated retain a special architectural and historic character. Extending the nearby building, in a manner sympathetic to the character of the host building, on the north side away from the listed building, will not adversely affect its the setting.*'

The Conservation Officer has been consulted and does not agree with this brief assessment. The host building is currently low, restrained in height and is reasonably visually recessive. As a result the proposed extension is not in character with the existing or is sympathetic to it. From the heritage perspective it is felt that the proposal will adversely affect the setting even though it is to the northern side, because the increased height will make the building more visible. The proposal would therefore have an unacceptable impact and would harm the character of the Listed Buildings adjacent, contrary to policies HE1 and HE3 of the Local Plan.

Residential Amenity

The proposed extension would be set approx. 15m away from the adjacent Mill Farm properties and is separated by the access road, therefore there should not be any significant increased overlooking or overbearing impact.

Impact on trees

A Tree Survey has not been submitted with the application and the majority of the trees within the site are relatively large and protected by a TPO. In this instance the trees are situated on a steep bank behind the dwelling and the extension would be set above an existing green roof and therefore should not cause any significant impact to the trees subject to tree protections measures.

Highway Safety

The proposed extension would not affect the turning and parking areas and is considered to be acceptable in terms of highway safety. The Highways Officer has no objections to the proposal.

Recommendation

Refuse