
2022/1033

Mr Scott Clayburn

Demolition of existing outbuildings (x 4 – outbuilding 1, garage, annex to the East of the dwelling and detached WC), erection of two storey side/rear extension, erection of detached triple garage to replace demolished annex, erection of detached store to replace demolished garage, installation of balcony on the rear (West-facing elevation) above the existing flat roofed rear extension and erection of single storey timber framed porch to front elevation (Amended description and plans)

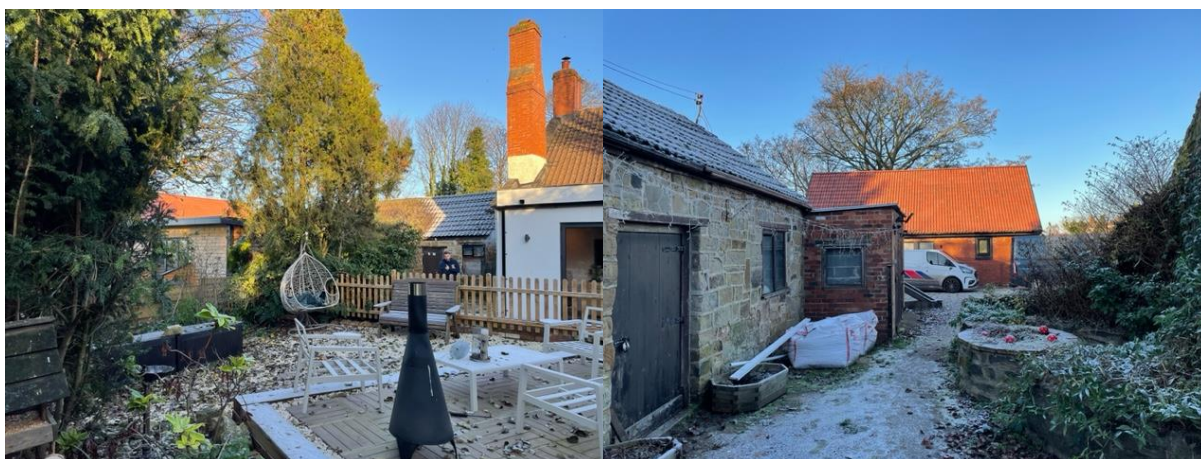
Red House Farm, Red House, Cross Hill, Brierley, Barnsley, S72 9LE

Site Location & Description

The applicant's property is in relation to Red House Farm, which is a detached residential dwelling located just off Cross Hill in Brierley. The site is large for a single domestic plot, measuring 2.55ha with the dwelling itself and 6 outbuildings within the site. One of the buildings (outlined as the annex on the existing plans) is in a poor state of repair at the time of writing with the roof having been removed for safety reasons. The site used to encompass a larger area however a portion of the rear garden area (to the West) has been sold for the erection of 4 dwellings (application ref. 2018/0716 and 2021/1582), but work has not commenced. The access road into the new dwellings actually cuts through the site of the dwelling, to the East of the site. The site is located within the Urban Fabric and the Conservation Area of Brierley.

The dwelling itself is situated in the South of the site and is detached constructed from red brick and render with a hipped roof. It has an existing single storey rear extension with a flat roof. The site is heavily covered with trees and other vegetation in various different places in the curtilage.





Proposed Development

The application is a resubmission of 2021/1582 which sought permission for the demolition of the existing outbuildings and erection of two storey extension. This application has changed the description of development; however, the applicant still wishes to demolish the majority of the existing outbuildings (with the exception of the annex outlined to the North of the site) and erect a two-storey side/rear extension, but also seeks permission for various other alterations. The proposed development is outlined below:

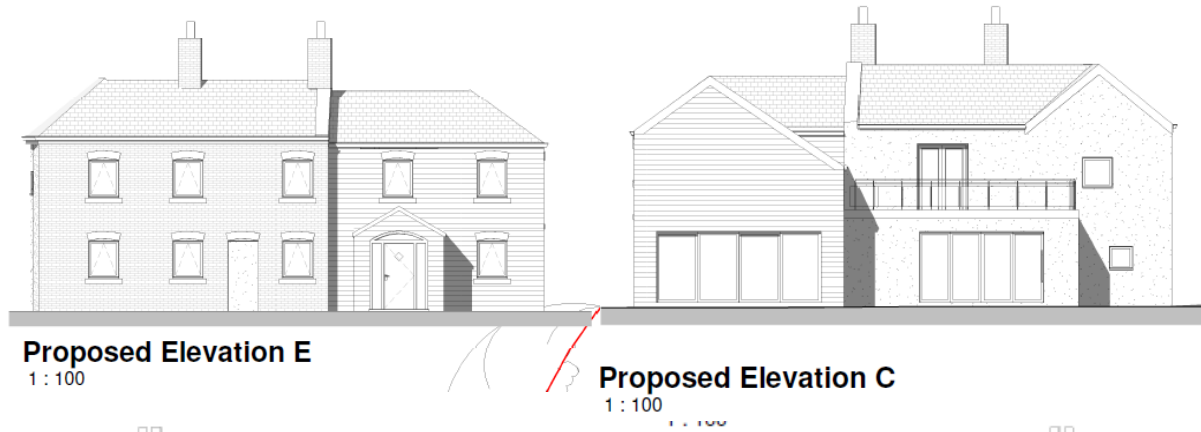
- Demolition of 4 x outbuildings on site (outbuilding 1, the garage, annex to the East of the dwelling and the detached WC – as identified on the existing plans and elevations),
- Erection of a two-storey side/rear extension,
- Erection of detached triple garage to replace the demolished annex,
- Replacement of detached store to replace demolished garage (shown as 'Store' on the proposed plans),
- Installation of balcony on the rear (West-facing) elevation of the dwelling, above the existing flat roof rear extension,
- Erection of single storey timber framed porch to front (East) elevation of the proposed two storey extension.

The application has been amended through this application, showing a reduced sideways projection and overall scale of the two-storey extension, removal of glazed link and alteration to the shape and size of the triple garage.

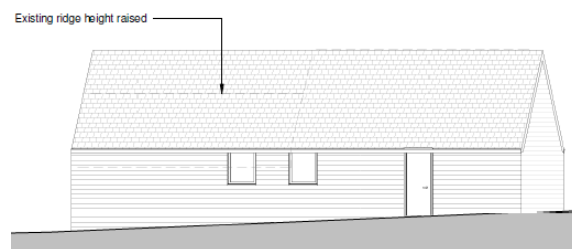
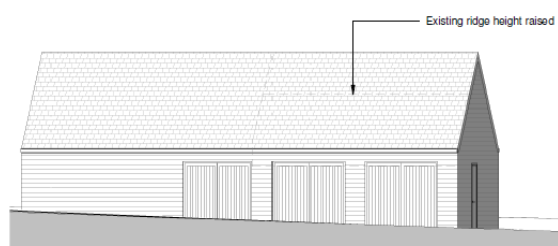
Proposed Site Plan:



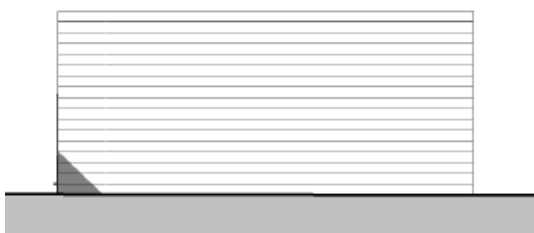
Proposed Extension Elevations – Amended (Rev. L):



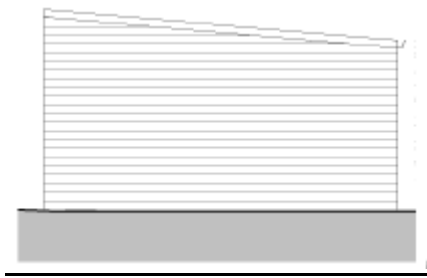
Proposed triple garage elevations:



Proposed store elevations- Front (East-facing) and Side (South-facing elevation):



Proposed side (North-facing elevation):



Relevant Planning History

2018/0716 – Erection of 4 detached dwellings, conversion of barns (including partial demolition) to create a new dwelling and additional living space (Approved with conditions)

2021/1158 - Variation of condition 2 (to amend layout and house types) of application 2018/0716 Erection of 4 detached dwellings, conversion of barns (including partial demolition) to create a new dwelling and additional living space (Approve with conditions)

2021/1582 – Demolition of existing outbuildings and erection of two storey extension (Refuse)

2022/0400 - Discharge of conditions 3 (external materials), 4 (levels), 5 (boundary treatment), 8 (hard and soft landscaping) 12 (highway condition survey), 13 (Construction Method Statement), 15 (Tree Reports), and 17 (ecology mitigation) of application 2021/1158 (Approve)

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 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.

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 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 achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Local Plan

In reference to this application, 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 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 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.

These policies are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Conservation Officer – Initially objected to the original scheme and requested various alterations including a significant scaling back of the scheme. An amended plan was submitted with no objection raised.

Forestry Officer – No objection raised but initially sought further clarification on what impacts the development would have on the adjacent trees. Specifically, whether any trees would need to be removed to make way for the development. Upon receipt of further information from the applicant, no objection was raised to the removal of low-quality trees within the site but recommended that standard conditions were attached to any forthcoming approval notice in relation to tree protection measures and a replanting scheme.

Highway Drainage – No objection raised.

Representations

Neighbour notification letters were sent to neighbouring properties and a site notice placed nearby; no comments were received.

Assessment

Principle of development

The site falls within the urban fabric which has no specific land allocation; however, the application site is a residential property, and the immediate surrounding area is made up principally of housing. Extensions, alterations to residential properties and the erection of domestic outbuildings are considered acceptable in these areas where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety.

Residential Amenity

The proposed development comprises several rather significant pieces of development works for domestic standards. However, the site is on a large plot for a single domestic property (c.2.55ha) and can easily accommodate the proposed development in terms of total footprint and floorspace creation. There are also existing outbuildings on the site, 4 of which will be demolished, so the actual footprint increase (including the 2 x extensions and 2 x outbuildings) is relatively modest (200sqm) in relation to the entire site.

There are no immediate existing neighbours in close proximity to the site, which is slightly set down from the road (Cross Hill), however the wider site has permission for 4 dwellings (covered under 2021/1158) to the West and North-West of the dwelling. The access road for the dwellings actually cuts through the applicant's plot, utilising and sharing the existing access off Cross Hill to the East of the Site. This will not be disturbed through the proposed development.

The proposed two storey side/rear extension features a large habitable room window on the Northern elevation which would face onto the new/approved development, but the separation distance retained is significant. The distance between the nearest plot is 20m measured to the front boundary line and 35m gable to gable. This is will in excess of the minimum 21m expected between habitable room windows and will allow for sufficient privacy for both the applicant and the future residents.

The proposed triple garage is large by domestic standards (97sqm), but this is to replace a historic agricultural outbuilding and represents a modest increase of 20sqm from the existing. The garage is located even further from the neighbouring approved plots, at a distance of 24m at the nearest points and will have a very minimal overshadowing and overbearing impact despite the large size. The use of outbuilding 1 will primarily be for a triple garage and domestic storage and will not be for any independent living, this will be conditioned.

Balconies to domestic properties often bring with them concerns over overlooking, however the applicant's plot is clearly very large, and the balcony is 11m from the nearest neighbouring plot at its nearest. There is no defined separation distance expected between balconies and boundary lines, but a good measure is the SPD's requirement for first floor habitable room windows to be a minimum of 10m to the rear boundary line. By this measure, the balcony is at a sufficient distance from the neighbouring approved plot. In any case, this area is to be used for parking and is not private amenity space. The distance to the plot's gable from the balcony is increased to 18.5m when measured which is considered to be appropriate.

The proposed timber framed porch and store both have very little impact on the amenity of neighbouring properties due to their height, scale and the distance from neighbouring properties.

The proposed development is considered to be in compliance with Local Plan Policy GD1 and the Council's SPD for House Extensions and Other Domestic Alterations and is acceptable in terms of residential amenity.

Visual Amenity and impact on Historic Environment

The proposed development constitutes of several pieces of development, which are large by domestic standards but clearly the site is very large for a single domestic plot (2.55ha) and can clearly accommodate the changes in terms of footprint. The individual pieces of development will be broken down below:

Erection of two storey side/rear extension:

The original scheme showed a very large two storey extension which did not comply with the SPD as it vastly exceeded the two-thirds restriction for sideways projection. The existing width of the dwelling,

measured from the front, is 8.7m meaning that two-thirds is 5.75m. The amended proposal reduced the sideways projection to 6.5m which amounts to 75% of the existing width which still clearly exceeds the two-thirds and is technically not in compliance with the Council's SPD. However, the plot is very large and there are no immediate neighbours to the dwelling, with it being set down from the road and it does not form a part of a defined street scene. The amended extension features a setback and a set down and it is felt that it now appears subservient to the host dwelling, despite the large sideways projection.

The roof design is very similar to the existing and the overall design features are to match the host dwelling. The external materials of the extension is natural course stone (to match the existing outbuildings on site and the new adjacent development – 2021/1152), with matching window, door and roof tiles to the existing dwelling. The external walls are clearly not to match the existing dwelling, which is contrary to the SPD, but it is considered that in this context the use of stone materials are acceptable. The dwelling is somewhat part of an historic farm complex with numerous other stone buildings/structures in the curtilage area. The existing dwelling also contains some portions of render increasing the variance to the existing palette. The Conservation Officer has also not objected to the use of stone for the proposed extension.

Erection of timber framed porch

The proposed porch is attached to the front elevation of the extension, projects 1.5m which is a restrained projection with a width of 2.7m. resulting in a total footprint creation of 4.05sqm which is not excessive, and the design of the extension meets the criteria of the Council's House Extensions SPD. The height of the porch is 2.2m to the eaves and 3.15m to the roof ridge which again is appropriate. It features a pitched roof with a door on the frontage and the structure is suitable in terms of design. It is timber framed, which does not match the existing dwelling or surrounding area, but timber is regularly used to complement ex-agricultural buildings, especially stone and is suitable. The porch will largely be screened from view by a mixture of the dwelling itself, the surrounding outbuildings and the trees.

Erection of triple garage

The triple garage is large measuring 14.5m in length, with a width of 6.8m, resulting in a total footprint of 97sqm. This is large by domestic standards, but the outbuilding is to replace an existing outbuilding (which is 77sqm), with the same length, however the width of the outbuilding has been increased due to the desire to create internal parking spaces internally which require a minimum of 6m in length. The additional 20sqm will be easily accommodated in the large 2.55ha site and is not considered to be excessive given the total site. The garage is located to the front of the dwelling which clearly includes its visibility, but this is in the same position within the site as the existing outbuilding.

The existing outbuilding (to be demolished and replaced) is somewhat stepped with two different roof ridges and is positioned in an area within the site, which is sloped, and the proposed garage intends to increase the smaller roof ridge to the previous highest roof ridge (measuring 5.6m at the highest point). Again, this is large for a domestic outbuilding but is partially due to the difference in ground levels, with the outbuilding's eaves height not exceeding 2.5m at any point which is in line with the SPD.

Erection of store

The store located to the Northern side of the dwelling is to replace an existing outbuilding with similar dimensions – 36sqm compared to 28sqm. However, changes the shape of the outbuilding from rectangular to square in shape. The proposed outbuilding is designed with a slightly sloped roof with a max height of 3.5m, and the lowest height of 2.75m. This is slightly higher than the maximum eaves height expected in the SPD for outbuildings, but the store is of a fairly modest size in comparison to the total area of the site and the other buildings on the site. The external materials are similar to the existing outbuildings on site and are acceptable. The outbuilding in general has an unusual design with a high eaves and slightly sloped roof but the site in general has several outbuildings of varying sizes and scales and the proposed building fits into this fairly successfully.

Proposed balcony

This is located on the rear of the dwelling, not in direct view of any neighbouring properties and is screen from public areas by a mixture of the existing dwelling and trees. It is located on the top of an

existing flat roofed element of the dwelling and does not structurally change the appearance of the house. It is considered to be acceptable in terms of design.

Accumulatively:

Accumulatively, the proposed development includes several significant changes to the site, but the design characteristics of the extensions and outbuildings are in keeping with the existing arrangement on site. The Conservation Officer has been consulted, and whilst objecting to the original proposal, did not raise any concerns with the amended given that it is a significant reduction to the original scheme. The proposed materials of the external walls is course stone, very similar in appearance to the existing outbuildings on site and the material which has been approved for the new development to the West (2021/1152). The proposed development is considered to be acceptable in terms of visual amenity.

Highways Safety

The proposed site is large, and part of the proposed development includes the addition of a triple garage which has sufficient internal space for 3 x parking spaces. No changes to the access are proposed and the development is in line with the Council's SPD for Parking which requires at least 2 x off-street parking spaces for 3+ bedroomed properties. The proposed development is in line with Local Plan Policies in regard to highways and parking and is acceptable

Impact on Trees

The proposed development requires the removal of several low-quality trees and the applicant has agreed to replant these elsewhere within the site. The Tree Officer has been consulted on the proposal and initially requested further information and upon receipt of this, no objection was raised subject to a condition relating to tree protection measures and a replanting/landscaping scheme.

Recommendation

Approve with Conditions