

Mr Gareth Graham

Removal of existing rear conservatory, erection of first-floor rear infill extension to south-east corner of the dwelling, erection of two-storey side and rear extensions to north-east side of the dwelling, and removal of existing roof and erection of new roof with altered pitch and increased height (Amended Description).

The application relates to a semi-circular plot located on the east side of Keresforth Hall Drive which is an isolated residential cul-de-sac to the west of Keresforth Hall Road characterised by two-storey detached and terraced dwellings of varying scale and appearance. The group of buildings are in the Green Belt and include a grade II-listed building.

There is one planning application associated with this site.

- ## Proposed Development

The applicant is seeking permission for the removal of an existing rear conservatory, the erection of a first-floor rear infill extension to the south-east corner of the dwelling, the erection of two-storey side and rear extensions to the north-east side of the dwelling, the removal of the existing roof and the erection of a new roof with an altered pitch and increased height.

The proposed first-floor infill extension would be erected to the rear south-east corner of the application property and would measure approximately 2.2 metres in width by 3.4 metres in depth.

The proposed two-storey side and rear extension would project from the north-east side elevation of the application property by approximately 4.5 metres and would extend beyond the rear elevation by approximately 3 metres. The extension would have a total depth of approximately 10.4 metres and would adopt a hipped roof to the front with an approximate eaves and ridge height of 5.6 metres and 7.9 metres respectively. The extension would adopt a gable roof to the rear with an approximate eaves and ridge height of 5.6 metres and 7.1 metres respectively.

The existing roof would be replaced by a new roof with a slightly altered pitched and an increased height of approximately one metre.

The proposal would adopt closely matching external materials, including red brick and plain marley roof tiles in red.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which 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.

Local Plan Allocation – Green Belt

The site is allocated as Green Belt land in the adopted Local Plan and is in the setting of a grade II-listed building. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GB1: Protection of Green Belt.***
- ***Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt.***
- ***Policy D1: High quality design and place making.***
- ***Policy HE1: The Historic Environment.***
- ***Policy HE3: Developments affecting Historic Buildings.***
- ***Policy GD1: General Development.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

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 and beautiful places.***
- ***Section 13: Protecting Green Belt land.***
- ***Section 16: Conserving and enhancing the historic environment.***

Planning (Listed Buildings and Conservation Areas) Act 1990

- ***Section 16: Decision on application.***
- ***Section 66: General duty as respects listed buildings in exercise of planning functions.***

Other Material Considerations

- ***South Yorkshire Residential Design Guide 2011.***

Consultations

Forestry Officer – No objections.

Conservation Officer – No objections.

Representations

Neighbour notification letters were sent to surrounding properties. The application was re-advertised for a period of 14-days due to an amended description. No representations were received.

Assessment

Principle of Development

The application property is not itself a listed building but is in the setting of a grade II-listed building to the south-west, and the application site is in the Green Belt.

Extensions and alterations to a domestic property and the erection of detached outbuildings in a domestic curtilage are acceptable in principle if they would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety, and would conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place, and would not have a harmful impact on the appearance or character and will preserve the openness of the Green Belt.

Green Belt Assessment

Extensions and alterations to an existing domestic property are acceptable in principle provided that cumulatively they would not amount to more than a doubling of the size of the original building. Outbuildings will not be considered when calculating the original floor space but will be considered when calculating the cumulative additions to the original building. Original means as existed in 1948 or, in relation to a building constructed later, as it was built.

The original building had a total floorspace of approximately 139.4sqm over two storeys (measured externally). The total cumulative additions would amount to approximately 97.9 sqm. Therefore, in considering the openness of the Green Belt, the proposal would not amount to more than a doubling of the size of the original building, in accordance with Local Plan Policy GB2, and the proposed development would not extend beyond the existing residential curtilage and would be constructed of appropriate materials.

To avoid any further potential harm to the Green Belt, permitted development rights will be removed.

The proposal is therefore considered to comply with *Local Plan Policy GB1: Protection of Green Belt* and *Local plan Policy GB2: Replacement, extension, and alteration of existing buildings in the Green Belt* and would be acceptable.

Design, Heritage and Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if they would not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling, and would conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place, and would not have a harmful impact on the appearance or character and will preserve the openness of the Green Belt.

Sections 16 (2) and 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

The application property is in the setting of a grade II-listed building which is located approximately 50 metres to the south-west of the application site. The listed building is a former stable block and has been heavily altered which has resulted in the loss of much of its original form, mass, detail and potentially its internal fabric. The application property is a more modern property with an attractive front (north-west) elevation. However, beyond the front elevation, the heritage interest and aesthetic quality of Lancaster House is limited with the rear being plain and adorned with a conservatory of no merit. Moreover, the area of potential and greatest sensitivity in terms of the setting of the listed building is the west-facing elevation of the application property which is limited to a glimpsed view towards the rear of the listed building. As such, it is considered that the contribution to the setting of the listed building is very limited and so the scope for harm is likely to be minimal. The proposed side and rear extension would adopt glazed curtain walling which is not particularly in keeping. However, this area is considered to contribute little to the setting of the listed building and is relatively unseen. The Conservation Officer was consulted on the proposal and raised no objections.

The proposed new roof to the application property would maintain the existing hipped roof style albeit with a slightly altered pitch and greater roof height which would appear proportionate in scale and would not significantly detract from the character of the existing building or wider street scene.

The proposed side and rear extension would not adopt an excessive sideways projection of more than two thirds the width of the original building and would be set back from the main front wall of the application property by approximately 0.6 metres and would be set in from the side boundary, in accordance with the House Extensions and Other Domestic Alterations SPD. The extension would adopt sympathetic roof types (hipped and gable) and closely matching external materials. The rear elevation of the extension would adopt a modern aesthetic with glazed curtain walling whilst the front elevation would maintain a more traditional appearance. The traditional appearance to the front would maintain the character of the street scene whilst the modern appearance to the rear would not be visible from the public realm of Keresforth Hall Drive, though some views from a public footpath to the east could be possible. However, this is located approximately 130 metres away.

In relation to the openness of the Green Belt, the proposal would be implemented within the existing residential curtilage of the application property, would be attached to the application property, and would be constructed of appropriate materials. The proposal would therefore not harm the openness or visual amenity and character of the Green Belt.

The proposal is considered to conserve or enhance the character or appearance of the building in accordance with Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is considered to comply with *Local Plan Policy HE1: The Historic Environment*, *Local Plan Policy HE3: Developments affecting Historic Buildings* and *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Residential Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposal would not adversely affect the amenity of neighbouring properties.

The application property benefits from a relatively isolated plot with no neighbouring properties within the immediate vicinity of the application site, and whilst the proposal would incorporate a modest amount of new glazing, sufficient separation distances (21 metres or more) would be maintained to the neighbouring properties located to the north-west and south-west. The proposed glazed curtain walling to the rear of the side extension would face towards open Green Belt land and not towards any surrounding neighbouring properties. Surrounding trees and vegetation and existing ground level differences could provide further screening and mitigation.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and would not have an overbearing impact. The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Highway Safety

The proposal would not impede existing off-street parking arrangements and would not result in a requirement to provide additional spaces.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

Trees

4no. Cherry Trees were removed along the eastern boundary of the application site which included 2no. trees identified as good quality, 1no. tree identified as being in an adequate condition and 1no. tree identified as being in such a condition that any existing value would be lost within 10 years. Discussions held with the Forestry Officer concluded that the removed trees should be replaced on at a 1:1 basis with suitable protection measures put in place to protect all remaining trees from any development works or development related activities. A replacement planting scheme has been submitted alongside tree protection details. The Forestry Officer has raised no objections.

**Recommendation -
Approve with Conditions**