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Job reference: 2023 enquiry 76

Address: **Stancliffe House Farm site**
Woodhead Road
Wortley
Sheffield
S35 7DA

Date: 1-4-2025

Extra notes: A series of discreet single storey extensions at rear of existing detached house stepping up hill slope creating an internal courtyard (visually screened) and removal of some underutilised outbuildings to offset floor areas at Stancliffe House Farm site, at Woodhead Road, Wortley, Sheffield S35 7DA



The existing detached house

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Introduction

Following earlier discussions the original planning application reference 2024/0749 was withdrawn on 3-12-2024 to avoid refusal and to allow more time to reassess the planners requirements. A pre-planning application reference no 2024/ENQ/00540 and comments received on 17-2-2025 and comments taken to explore this new design concept.

We are pleased to resubmit a revised household planning application for a sensitively designed a series of low level single-storey extensions to the existing detached house tier up the hill slope onto the 2nd annex building 1. The revised proposal reflects extensive feedback from planning officers and represents a carefully considered response to the site's Green Belt location.

Background and Design Evolution

The initial submission proposed a two-storey side and rear extension. While the proposal sought to enhance residential functionality, it was not supported due to concerns regarding scale and impact on Green Belt openness. Since then, our client had decided a pre-planning application approach. Planner advised that any future proposal should remain subservient to the existing detached house and respect its massing and character, while adhering to the general 100% floor area uplift guideline but also allows some removal of existing outbuildings to offset any surplus floor areas but also welcomed to declutter the site.

In response, we have reworked the design proposal to:

- Retain the existing detached house in full with some modification externally but totally reconfigured internal layout to suit our client's current needs ;
- Introduce a series of **low-level single-storey courtyard arrangement** to the rear of the existing detached house so that it is discreet when viewed from the green belt;
- Work with the **natural slope** of the site to reduce visual prominence;
- Use **sedum green roofing** and natural materials to blend into the landscape;
- **Remove existing under utilised and scattered outbuildings** (a stable block can also be included if required) to reduce the existing built form and to declutter across the site.

The result is a **landscape-led, visually discreet extension** that consolidates development in a coherent and compact form. It significantly improves the site's layout, containment and preserves the character, setting and openness of the green belt.

Green Belt Assessment and Floor Area Justification

Planner referenced the general 100% uplift rule relative to the **original 77sqm bungalow** (1986). However, the current lawful dwelling was already extended in 1986 by 151.9%, creating a footprint of approximately additional **117sqm**. That extension has been in place for nearly 40 years (4 decades) and should be considered established as '**fait accompli**' for the purposes of assessing proportionality. See various calculation options later in the report.

The proposed extension brings the total footprint to **circa 230sqm**, which remains:

- **Within a 100% uplift** of the existing detached house (rather than the original bungalow);

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- Below the threshold already permitted by precedent (i.e. the 1986 extension);
- Modest in relation to the **4-acre site** and within its secluded setting.

This approach ensures policy consistency while delivering better design led and spatial outcomes.

Summary

This revised scheme:

- Adheres to planner advice;
- Retains the existing detached house in a subservient configuration but facelift to suit modern living ethos internally with aesthetics improvements externally;
- Delivers net benefits to spatial and visual openness;
- Results in a total floorspace that is justified against both policy and precedent.

We trust this resubmission reflects a balanced and positive approach. Should the planning officer wish to discuss or condition specific details (e.g., materials, landscaping, or Permitted Development rights), we would be happy to engage proactively to secure a favourable and positive outcome.

Site Description & Characteristics

Stancliffe House Farm consists of an existing and various associated outbuildings. The wider site was formally used as a dog/cat boarding and kennel facilities (known as Rainbow Hill Kennels) but this use ceased in recent years. The site still included the various equipment/arrangement associated with the former use with enclosed paddocks/exercise areas located off the kennel/cattery buildings.

Planning permission was granted (ref: 2023/1128) to demolish the former dog kennel building and replaced with a new 2 storey detached dwelling within the former kennel footprint and massing. That permission involved the demolition of some existing smaller outbuildings (the cattery building and shed) to provide areas offset due to the increase in floor space and the scale of the proposed dwelling. The granted dwelling is generous in size, however due to the hillside sloping position of the dog kennel building, the proposed dwelling house was considered acceptable as would introduced minimal visual harm upon the openness of the Green Belt.

As a result, it is now the intension of extending the existing detached house on the adjacent site. The adjacent existing dwelling house is a two-storey square shaped property and is positioned on the eastern part of the site. The property is finished in red brick at ground floor, with a light blue render finish at the upper floor and gable roof. The dwelling has a large driveway wrapping around the front and side. Flat roof single storey extension projected off the front and rear elevations, whilst a small detached annex is sited to the north of the property. The residential garden is to the rear of the property between the dwelling and with a much larger outbuilding (also referred to as annex building 2). Another outbuilding then sits to the west of the 2nd annex building 1.

It is understood that the existing dwelling house has previously been extended, as per planning permission ref: B/86/1055/WO, with the current floorplans being consistent with

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those approved under this permission. The wider site is a rectangular shape extending from Woodhead Road in a north-eastern direction. Woodhead Road is at the highest level, with the site levels falling away fairly steeply. A long access drive extends from Woodhead Road along the eastern boundary with the existing dwelling house accessed at the end. The built form is set back from Woodhead Road, with a large field fronting the site, with two further enclosed fields to the rear of the site. Hedges and post and rail fences define the boundary of the site, with a stone wall along the Woodhead Road. A line of ever green conifer trees are positioned along an internal pathway and around the residential garden and visually screened from Woodhead Road. But overall, the site is fairly open in nature with undisrupted views from the site across the landscape.

The site is an isolated location with no immediate neighbours around. Agricultural fields surround the site in all directions and due to the changes in levels, the site is not within direct view from any neighbouring sites/properties.

Site analysis

A fresh site analysis has been carried out to set a new unique and bespoke design concept principles for a series of single storey flat sedum green roof within a courtyard configuration for our clients new dream HOME. This is to take respect the comments made by the planner following the recent pre-planning application. At the same time to create the extensions with the desired accommodation and modification needed of the original detached house that the site deserves. There is also a need for this additional accommodation so that they are able to live closely to their son as part of the Asian culture. Their son has recently obtained planning adjacent and would be able to look after their senior age parents who will be living in this existing detached house that is now being extended to suit their immediate needs.

Sustainable green energies are also being considered, ie underground heat source pump, rainwater harvesting, photovoltaics solar and thermal panels for building construction. The solar panels are located on the flat roof and is discreet from when viewed from Woodhead Road.

Planning History

- **2024/0749** - Erection of two storey side and rear extensions to dwelling with some external modifications to existing house, and bin store and gates- WITHDRAWN
- **2023/1128** - Demolition of existing boarding kennel block and outbuilding and construction of new 2 storey dwelling with associated landscaping works and erection of bin store, GRANTED, 12/8/2024
- **2012/0143** - Installation of 1no 10KW wind turbine (12m HUB height) WITHDRAWN
- **2010/0219** - Erection of detached bungalow (Outline) REFUSE, 4/5/2010
- **2010/1036** - Erection of 1 no. dormer bungalow, REFUSE, 10/5/2011
- **B/98/0927/WO** - Erection of boarding kennels, GRANTED, 12/10/1998
- **B/94/1376/WO** - Erection of barn, glasshouse and tied dwelling (dormer bungalow) REFUSED, 19/1/1995

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- **B/86/1055/WO** - Extension to convert single storey dwelling into two storey dwelling, GRANTED, 4/11/1986
- **B/86/0236/WO** - Conversion of farm outbuildings to form boarding kennels and cattery, GRANTED, 1/5/1986
- **B/80/1359/WO** - Change of use from smallholding and Turkey Farm to Nursery Garden Centre, REFUSED, 28/8/1980

The Proposal

There was 'original' bungalow on site based on the planning history. Apparently the 'original' bungalow with balcony terraced over had consent for a first floor extension which is now the current detached house on site. As a result, some of the past features such as the balcony have been reinstated in the remodelling of the existing detached house. The recent pre-application had given some ideas where the latest proposal have incorporated onto the extension of the existing dwelling house. The planner felt that the character and massing of the existing detached house needed to be respected. As a result, the only practical extensions can be achieved are towards the rear of the existing detached house and a massing that is discreet, ie single storey and maybe flat sedum roof replicating the recently approved new large house to ensure minimum visual harm impact.

The new extensions would be arranged with two separate single storey winged flat sedum green roof positioned at the rear of the existing detached house along up the existing hill slope of the site connecting onto the existing 2nd annex (building 1) and creating a central courtyard. The existing detached house would need to be modified internally and facelift externally to suit our client's new requirements. A fully glazed new entrance is created to new entrance and showcase the wow factor. The existing flat roof at the front is modified to create a terraced balcony, similar to the 1986 proposal. The bluish colour render is out of date and is to be repainted white colour but generally the character and massing of the existing detached house remained as existing. The single storey extensions is low in massing and sandwiched between the existing detached house and the 2nd annex building 1, making it visually discreet. The rear extension is mostly visually screened by the existing detached house whilst it is low and is also visually screened by the 2nd annex building 1. These extensions are sited along the low hill sloping site and is also not visible when viewed from Woodhead Road.

The proposal also includes demolishing some of the existing out buildings to offset the increase in floor space. In addition to the small annex, the 1st larger annex to the rear of the existing detached house and an outbuilding are proposed to be removed to make site available for the rear extensions.

Site Designation/ Allocation

The entire site is washed over by Green Belt as defined in the adopted Local Plan. The site is within a high-risk development area as designated by the Coal Authority and also within Flood Zone 1 (low risk).

Planning Policy Considerations Relevant Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material

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considerations indicate otherwise. 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.

Assessment and relevant policies

Section 13 of the NPPF relates to the Green Belt.

Paragraph 153 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 154 states that development in the Green Belt is inappropriate unless one of the following exceptions apply:

C) 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;

Local Plan Policy GB1 states the Green Belt will be protected from inappropriate development in accordance with national planning policy.

Local Plan Policy GB2 relates to replacement and alterations of buildings in the Green Belt and builds upon the above stating that provided there will be no harmful impact upon the appearance or character and will preserve the openness of the Green Belt, the following development will be supported:

- Extension or alteration of a building where the total size of the proposed and previous extensions do not exceed the size of the original building;

Policy GB2 continues stating that all development is expected to be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale, massing, elevation design and materials. The development should have no adverse effect on the amenity of local residents, the visual amenity of the area or highway safety.

Section 2 of the House Extension and Other Domestic Alteration SPD

sets out the general principles for house extensions as follows:

1. Be of a scale and design which harmonises with the existing building and be subordinate.
2. Not adversely affect the amenity of neighbouring properties.
3. Maintain the character of the street scene and;
4. Not interfere with highway safety.

Section 3 of the House Extension and Other Domestic Alteration SPD

refers to extensions and alterations to properties in the Green Belt. The SPD states: Within the Green Belt, extensions, roof alterations, outbuildings and other domestic alterations will be considered against the general principles and the following criteria:

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1. The total size of the proposed and previous extension should not exceed the size of the original dwelling.
2. The original dwelling must form the dominant visual feature of the dwelling as extended. Domestic outbuildings within the curtilage of the dwelling will be treated as part of the dwelling or an extension to it, except for the purpose of calculating the original size of the dwelling.

National Planning Policy Framework (NPPF December 2024)

The following sections of the NPPF are relevant to this pre-application proposal:

- chapter 2-** achieving sustainable development
- Chapter 3 –** Plan making
- Chapter 4 –** decision making
- Chapter 9-** Promoting sustainable transport
- Chapter 11-** Making effective use of land
- Chapter 12 –** achieving well designed places
- Chapter 13 –** Protecting Green Belt land
- Chapter 15-** Conserving and enhancing the natural environment

The National Planning Policy Framework is now a material planning consideration on any development proposal. The Framework highlights the fact that the purpose of the planning system is to contribute to the achievement of sustainable development and that there is a presumption in favour of sustainable development which can deliver:-

*i) **Planning for prosperity (an economic role)** - by ensuring that sufficient land of the right type and in the right places is available to allow growth and innovation;*

The single storey extensions at the rear within a courtyard with modification of the existing detached house will promote an economic role rather than allowing the existing detached house to fall into a state of further dilapidation and allowing the plot to be further overgrown should it continue to become vacant or lack of maintenance.

*ii) **Planning for people (a social role)** - by promotion of strong, vibrant and healthy communities by providing an increase supply of housing to meet the needs of present and future generations and by creating a good quality built environment with accessible local services;*

The single storey extensions at the rear within a courtyard with modification of the existing detached house will create a new modern HOME for our client and their large immediate family so that they can enjoy the spaces with their children and grandchildren which will integrate with local residents and bringing a hustle and bustle activities back into the local community and assist with a social role.

*iii) **Planning for places (an environmental role)** - by protecting and enhancing the natural, built and historic environment, adapting to climate change including moving to a low carbon economy. As such the Framework suggests local planning*

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authorities should approve development proposals that accord with statutory plans without delay.

The external fabric of the existing detached house is out dated which will require a major facelift internally and part externally. The existing detached house accommodation is also not suitable with small size awkward rooms and not effectively and practically laid out and it would be more sustainable to provide extension and remodelling the internal of the existing detached house.

Traditional building materials will be used on the plot which would be sustainable but locally sourced where possible and employing local skilled labours to build the proposal. By allowing a positive consent for the plot will definitely add to the environmental role.

NPPF Chapter 3. Plan-making

15. The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.

As you can see, there is an immediate need for this single storey extensions at the rear within a courtyard with modification of the existing detached house which will complement the adjacent new one off new build on the former kennel site as well. Its location is ideal since it was previously already a detached house with open woodland fields and beyond where the new rear extensions do not affect anyone.

NPPF Chapter 4. Decision-making

38. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

All noted.

NPPF Chapter9. Promoting sustainable transport

102. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:

- a) the potential impacts of development on transport networks can be addressed;*
- b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;*
- c) opportunities to promote walking, cycling and public transport use are identified and pursued;*

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*d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.*

The existing detached dwelling does not have a garage since the site is adequately large enough to accommodate 4no cars or more along the existing driveway forecourt on site. An electric vehicle charging point (EVCP) is provided at the existing driveway forecourt.

103. The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

The land is brownfield and is located within a sustainable location where it is a 10-15 minutes driving distance to the local shops and school.

NPPF Chapter 12. Achieving well-designed places

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

The existing detached house architecture is typical of the area and era for a farm, it is proposed to create a series of single storey extensions at the rear within a courtyard with modification of the existing detached house at the rear. A full glass atria is proposed to the existing detached house to create a new wow factor main entrance.

The new design will retain the existing character of the detached house with a series of single storey extensions and enhance the existing surrounding aesthetics. By using traditional building materials and continued the same theme but expressed in a modern and contemporary manner. The central courtyard will have more glass to be transparent to enhance natural daylight. Using plain white render mixed with the existing red brick plinth walls matching the design of the adjacent detached house will complement each other. All this provision is considered to be good design.

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125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

126. To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.

127. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

128. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can

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demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

129. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for Life47. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.

130. 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, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

131. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

132. The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

All noted.

Chapter 13. Protecting Green Belt land

138. Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*

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e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

As can be seen from the series of low level single storey extensions and overall proposal, it respect the site and prevent the sprawl of built up area. Basically it respect all the above items from (a to e) and assist in rural regeneration and encourages the re-adaptation of existing brownfield site and re-adapt of existing dwelling with extensions to create a better HOME.

Proposals affecting the Green Belt

149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt.

Exceptions to this are:

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) 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;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages;*
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and 43*
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

Excerpts of greenbelt

Although the proposal is within a green belt area, there are already many existing out buildings on site which has already set precedent for redevelopment and appreciate the stunning views, rich nature and diverse wildlife the green belt areas offer which is to be retained and visually unharmed.

The outbuildings are of various massing, form and building materials pallet and not consistent in architecture aesthetics either. Some out buildings are of poor condition and clad in timber and likely to be removed later. There are several single storey out buildings but with a mixture of building materials and styles. The existing single storey office annex and the 2 storey house is considered to be habitable buildings.

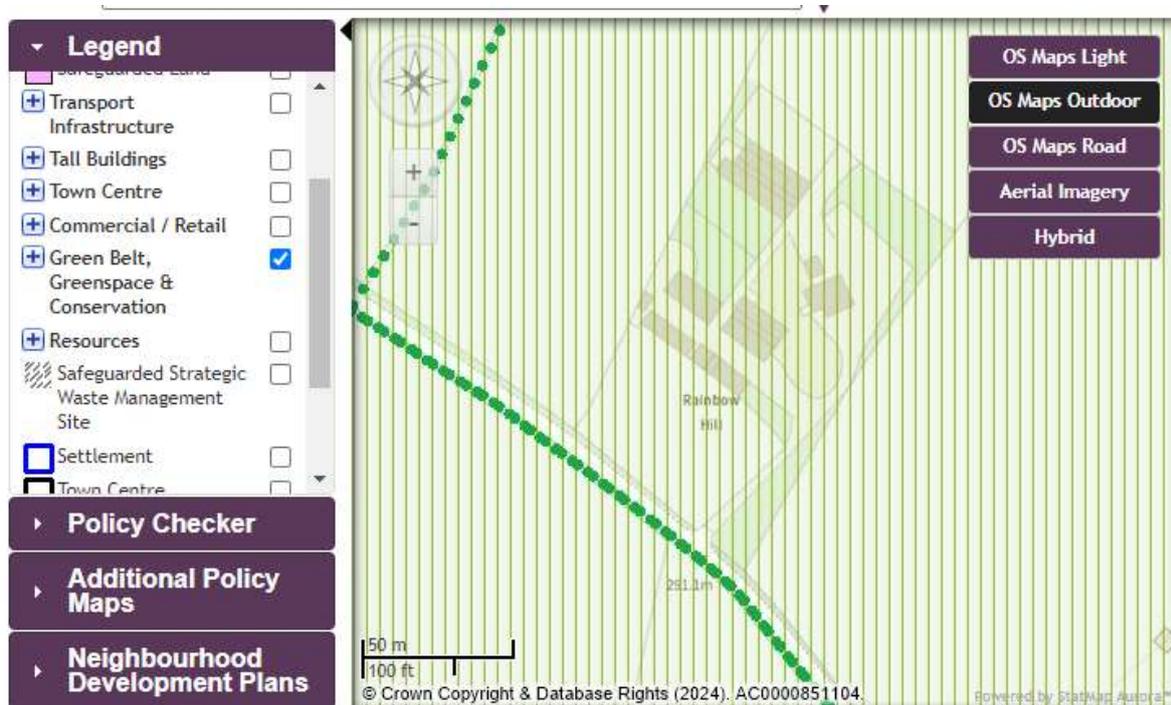
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However, it is intended to demolish these out buildings to declutter the site and also offset against the new floor areas towards the new extensions.

The National Planning Policy Framework (NPPF) and its predecessors have long recognised the importance of Green Belts. The five critical purposes of Green Belt designation, as outlined in the planning policy, are:

1. To check the unrestricted sprawl of large built-up areas
Noted and the new extensions proposal has respected this and prevented the sprawl.
2. To prevent neighbouring towns from merging into one another
Noted and the new extensions proposal has respected this from merging into one another as there are vast land left to enjoy.
3. To assist in safeguarding the countryside from encroachment
Noted and the new extensions proposal has respected this and safeguarding the countryside from encroachment as the other neighbouring properties are located at a considerable far distance away.
4. To preserve the setting and unique character of historic towns
Noted and the new extensions proposal has respected this and preserved the setting and creating a unique character for its setting with low level and courtyard design concept.
5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land
Noted and the new extensions proposal has respected this and only building a series of single storey low level extensions with flat sedum green roofs within a brownfield land setting precedent for redevelopment but still retains the openness character.

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The Green Belt policy also recognises these areas' positive role in providing access to the countryside, outdoor recreation opportunities, attractive landscapes, improved damaged land, securing nature conservation interests, and retaining land for agriculture and forestry and understand the 'openness' is fundamental to Green Belt policy, which it remains undefined and unquantifiable in area or volumetric terms.

'Openness' refers to the visual and physical access to the countryside and the absence of built development. It's a key aspect of Green Belt policy that must strive to maintain. The design ethos for the new series of single storey extensions are to provide a discreet vision which respects and preserves the green belt character and setting. The main entrance area has been emphasized with a double height feature glass modified on the side of the original host detached house. This will create a fresh wow factor main entrance. The existing flat roof will be altered into a balcony terraced to enjoy the panoramic views across the distance valleys.

The existing detached house is already located at a lowered plateau and not much visible as seen from Woodhead Road. The low level series of extensions are sandwiched between the existing detached house and the 2nd annex building 1. The existing detached house has a mixture of reddish bricks and bluish render finish. However, it is intended to replace the bluish render with white render generally and

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retaining the existing reddish brick plinth and quoins on the corner edges to echo existing so that it is visually in keeping with the original aesthetics.

Although the existing detached house is within the green belt, the proposed series of single storey extensions are proposed at the rear and not obvious when viewed from the green belt area. A series of existing out buildings are also to be removed to declutter which should improve and preserve the setting, openness and character of the green belt.

150. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it.

These are:

a) mineral extraction;

b) engineering operations;

c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;

d) the re-use of buildings provided that the buildings are of permanent and substantial construction;

e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and

f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

As explained above, especially on above item (d), it is not appropriate to demolish the existing detached house since it can be re-used or readapt and provide a facelift and coupled with new fresh extensions will form a HOME. The existing internal layout of the existing detached house needs to be remodelled to suit.

The intention for our client is to achieve the necessary accommodation creating a HOME in close proximity to their children and grandchildren so that they can look after them and vice versa which is part of an Asian culture. The new fresh extensions now respect all of the above paragraph 150 items (a to f) and complies with NPPF.

151. When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources

Noted. The series of low level single storey flat roof extensions proposal have included photovoltaics solar and thermal panels on the flat roof which is south facing. The solar panels are also connected to battery packs where surplus electricity can be stored or reverted back to the local grids. There is provision for electric vehicle

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charging point at the side of the driveway forecourt. There is also provision for underground heat source and reuse of rainwater harvesting for flushing toilets and irrigation of landscape or washing cars. As a result, our clients are keen on the use of and promoting green renewables. The site is located in a windy area, and our clients maybe considering a separate planning application for small wind turbine later.

Based on this, it can be considered very special circumstances and the new singles storey flat roof courtyard extensions proposal with remodelling of the existing detached house now outweighs any concerns and respect all of the above paragraph 151 items and complies with NPPF. Therefore the council should promote this good design concept.

Chapter 15. Conserving and enhancing the natural environment

170. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*

171. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework⁵³; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

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172. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads⁵⁴. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development⁵⁵ other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and*
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.*

173. Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 172), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.

All noted. However the new single storey extensions proposal do not affect visual impact to the area and hence assist to conserve and enhance the natural environment and preserve its setting and character of the green belt.

Barnsley Local Plan – January 2019

The following Local Plan policies are relevant to this pre-application proposal:

- **Policy GD1:** General Development
- **Policy GB2:** Replacement, Extension and Alteration of Existing Buildings in the Green Belt
- **Policy GB3** Changes of use in the Green Belt
- **Policy D1:** High Quality Design and Place Making
- **Policy SD1:** Presumption in favour of Sustainable Development
- **Policy H1** The Number of New Homes to be Built
- **Policy H5** Residential Development on Large Non-allocated Sites
- **Policy H6** Housing Mix and Efficient Use of Land
- **Policy T3** New Development and Sustainable Travel
- **Policy T4:** New Development and Transport Safety
- **Policy LC1:** Landscape Character
- **Policy CC1** Climate Change
- **Policy CC2:** Sustainable Design
- **Policy CC3** Flood Risk

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- **Policy CC4** Sustainable Drainage Systems (SuDS)
- **Policy POLL1:** Pollution Control and Protection
- **Policy BIO1:** Biodiversity & Geodiversity Construction
- **Policy RE1:** Low Carbon and Renewable Energy and
- **Policy GB1:** Protection of Green Belt

Excerpts of Barnsley Local Plan adopted 2019

Policy GD1 General Development

Proposals for development will be approved if:

There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;

The single storey extensions proposal sits within a large plot and is carefully redesigned to avoid any adverse visual effect on the living conditions and residential amenities of the immediate or opposite neighbours or future residents. However, as mentioned earlier, the neighbours are situated far away and therefore there is no immediate visual impact as a result. In fact by offsetting the adjacent single storey annex and the disused outbuildings will improve the overall visual appearance and assist to declutter the overall site.

They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;

The low level single storey extensions proposal is sympathetically designed and will not prejudice the current or future use of neighbouring land.

They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;

The low level single storey extensions link onto the existing detached house and 2nd annex building 1 do not visually or adversely affect the wider area visually.

They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;

The plot will be landscaped to suit and improves the attractiveness of the site.

Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated; Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;

The vehicular access is as existing and is unaffected off Woodhead Road into a cul de sac.

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Any drains, culverts and other surface water bodies that may cross the site are considered; Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;

All noted

Any pylons are considered in the layout; and Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.

Not applicable.

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:

- 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.
- 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

As explained earlier, the low level single storey extensions proposed with flat sedum green roof with a feature courtyard will assist to reduce the overall height visually. It is visually screened by the existing 2nd annex building 1 and not overlooked from Woodhead Road. It is also visually screened by the existing detached house and due to its siting and located up along the slope. The single storey flat roof is also proposed with sedum green roof and will be discreet in an aerial view. As explained earlier, with additional evergreen conifer trees planted along the site boundary will assist to visually screen the replica extension proposal.

The low level single storey extensions proposed linked onto the existing detached house therefore safeguarding and maintaining the adjacent Green Belt land. The setting and character of the Green Belt will not be visually harmed. In fact this low level single storey extensions proposal is now more attractive and fit for purpose than the original detached house. All the above items have been taken into account and with recent comments from the pre-planning application had informed the final

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design concept for this extensions and modification of the existing detached HOME where it promotes good design principles.

Policy GB3 Changes of use in the Green Belt

We will allow the change of use or conversion of buildings in the Green Belt provided that:

- The existing building is of a form, scale and design that is in keeping with its surroundings;
- The existing building is of a permanent and substantial construction and a structural survey demonstrates that the building does not need major or complete reconstruction for the proposed new use;
- The proposed new use is in keeping with the local character and the appearance of the building; and
- The loss of any building from agricultural use will not give rise to the need for a replacement agricultural building, except in cases where the existing building is no longer capable of agricultural use.

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;
- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety; and
- Preserve the openness of the Green Belt.

In addition to the above, when a residential use is proposed, we will allow the change of use provided that:

- There are not strong economic reasons why such development would be inappropriate; and
 - Residential use would be a more appropriate way of maintaining and improving the character and appearance of the building than any other use
- We will not generally allow the change of use of Green Belt land to extend residential curtilages for use as gardens.

All noted. As outlined above, the design are of high design quality and met all the core values as described above. The low level single storey extensions are now more appropriate in this location. It assists to improve the architecture aesthetics and introduce a high design quality with state of the arts one off dwelling HOME. The low level single storey extensions proposal preserved the openness and character of the

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greenbelt. The low single storey roof massing and building materials is now more in keeping visually against the green belt backdrop.

It certainly improves the character, openness and setting appearance of the greenbelt. It assist to tidy up the whole area and providing regeneration with short term employment during the build and also help to boost the local economy by the local builders merchant.

Policy D1 High Quality Design and Place Making Design Principles:

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, including: Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features; Views and vistas to key buildings, landmarks, skylines and gateways; and Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

The low level single storey extensions proposal is considered to be of high quality and creates the distinctiveness and character of the locality. It enhanced the panoramic views of the rear field and harness the natural daylight with large glass sliders within the internal courtyard.

Through its layout and design development should:

- Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;*
- Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;*
- Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;*
- Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;*
- Provide clear and obvious connections to the surrounding street and pedestrian network;*
- Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;*
- Promote safe, secure environments and access routes with priority for pedestrians and cyclists;*
- Create clear distinctions between public and private spaces;*
- Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;*

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- *Make the best use of high quality materials; Include a comprehensive and high quality scheme for hard and soft landscaping; and*
- *Provide high quality public realm.*

In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.

All noted.

Policy SD1 Presumption in favour of Sustainable Development

When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Based on the low level single storey extensions proposal, our client would welcome to proactively engage in any discussion necessary to improve their one off new HOME proposal where possible. The low level single storey extensions proposal have contributed towards the 3 roles of economic, social and environmental aspect.

Policy H1 The Number of New Homes to be Built

We will seek to achieve the completion of at least 21,546 net additional homes during the period 2014 to 2033. A minimum five year supply of deliverable sites will be maintained.

Albeit after the low level single storey extensions are only one large dwelling but still of a considerable size that will contribute towards the council 5 year delivery supply of housing plan.

Policy H5 Residential Development on Large Non-allocated Sites

Proposals for residential development on sites above 0.4 hectares which are not shown as housing sites on the Policies Map will be supported where they: Are located on previously or part previously developed land; Are located within Urban Barnsley, Principal Towns and Villages; Are accessible by public transport; and Have good access to a range of shops and services.

The low level single storey extensions proposal linked onto the adjacent existing detached house meets with policy H5.

Policy H6 Housing Mix and Efficient Use of Land

Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population. Proposals to change the size and type of existing housing

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stock must maintain an appropriate mix of homes to meet local needs. A density of 40 dwellings per hectare net will be expected in Urban Barnsley and Principal Towns and 30 dwellings per hectare net in the villages. Lower densities will be supported where it can be demonstrated that they are necessary for character and appearance, need, viability or sustainable design reasons.

As stated earlier, the site is large and can achieve a higher density. The land is sufficiently large enough to cater for several new houses, however, our client is only proposing a low level single storey extensions that links onto the existing detached house therefore is not considered to be over developed. It is only considered to be one off large executive style HOME.

However, the setting is important and necessary to preserve the character and appearance and only proposing a low level single storey extensions to the original existing detached house and forgo some disused out buildings to declutter the site. Since the land was formerly used as a detached house with the single storey annex shed and other out buildings, it is considered that is a previously developed land and is suitable for these extensions. Therefore this low level single storey extensions proposal will meet with all the relevant H6 policy criteria.

Policy T3 New Development and Sustainable Travel

New development will be expected to: Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists; Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people set out in the relevant Supplementary Planning Document; Provide a transport statement or assessment in line with guidance set out in the National Planning Policy Framework and guidance including where appropriate regard for cross boundary local authority impacts; and Provide a travel plan statement or a travel plan in accordance with guidance set out in the National Planning Policy Framework including where appropriate regard for cross boundary local authority impacts. Travel plans will be secured through a planning obligation or a planning condition. Where levels of accessibility through public transport, cycling and walking are unacceptable, we will expect developers to take action or make financial contributions in accordance with policy I1. If it is not possible or appropriate for the minimum amount of parking for cycles, motorbikes, scooters and mopeds to be met on site, the developer must provide, or contribute towards, off-site parking, or improve or provide other forms of travel.

Due to its rural location and setting, it would be difficult to reduce the need for using cars. However, our clients have electric cars and electric vehicle charging point (EVCP) is proposed on the driveway forecourt making it sustainable.

Policy T4: New Development and Transport Safety

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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. If a development is not suitably served by the existing highway, or would create or add to problems of safety or the efficiency of the highway or any adjoining rail infrastructure for users, we will expect developers to take mitigating action or to make a financial contribution to make sure the necessary improvements go ahead. Any contributions will be secured through a planning obligation or planning condition.

The existing detached house is already served by a private track road off Woodhead Road. The track road will be improved with better width and surface finishes and was part of the separate application for the adjacent new build. Therefore this does not cause any highway impact.

Policy LC1 Landscape Character

Development will be expected to retain and enhance the character and distinctiveness of the individual Landscape Character area in which it is located (as set out in the Landscape Character Assessment of Barnsley Borough 2002 and any subsequent amendments). Development which would be harmful to the special qualities of the Peak District National Park will not be allowed.

All noted and that is why our client is proposing a low level single storey extensions onto the existing detached house as a HOME. Since the site already has an existing detached house, it set precedence as a brownfield site that can be redeveloped or extended in a sustainable manner to suit. The site is also already heavily landscape on its perimeter, however, additional perimeter landscape is also proposed to assist to visually screen the replica extension proposal and creates a distinctive character to itself.

Policy CC1 Climate Change

We will seek to reduce the causes of and adapt to the future impacts of climate change by: Giving preference to development of previously developed land in sustainable locations; Promoting the reduction of greenhouse gas emissions through sustainable design and construction techniques; Locating and designing development to reduce the risk of flooding; Promoting the use of Sustainable Drainage Systems (SuDS); Promoting and supporting the delivery of renewable and low carbon energy; and Promoting investment in Green Infrastructure to promote and encourage biodiversity gain.

Climate Change

Climate change is also throwing the seasons out of sync, causing either drought or floods in certain areas. Climate change mitigation would be required in reducing greenhouse gas and carbon emissions into the atmosphere and designers have an important part to play to assist in achieving these reductions.

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Climate change causes unpredictable and extreme weather patterns, which are having a devastating impact on some of the communities. Designers need to predict what adverse weather may be coming next and how to mitigate them in advance of happening.

Here is a list of some smart examples but not all of how new developments can be designed and what could be done to help people adapt to climate change, reducing its impact on their lives and properties. None of these examples on its own is enough to mitigate climate change but several together would make a huge difference. But each one of these examples can help a development to be successfully delivered and thrived in spite of a changing climate. If these examples can set an exemplar for others to follow, then it will make a significant impact in reducing the climate change.

1. Design teams

When extreme weather means the worst happens to people and their properties and the support of professionals like the design team that comprised of architects, engineers, clients and developers can help reduce the climate change by smart design solutions on the outset for new developments.

2. Raising development sites

In areas where floods are getting higher, lasting longer and threatening more human lives and properties, the designers have already been working with local authorities and environmental agencies to raise development sites above the 1 in 100 year worst flood level to mitigate issues that has been experienced over last year in 2015. The low level single storey extensions proposal is not near any rivers so will not be affected by any potential flood.

3. Weather forecasts

With state of the arts computer technology, cellphone apps and weather forecasting systems, they ensure local communities can access these weather information easily so that they need to stay on top of the their weather prediction work – radios, televisions, telephones, internets to access Metrological office information, and training on how to interpret short- and long-term weather forecasts and climate change reports.

4. Rainwater harvesting

When rainy seasons are unpredictable and uncertain, every drop of rainwater is precious. Harvesting grey rainwater to irrigate gardens is a sustainable way of reusing rainwater. The rooftop rainwater collections will go towards household sanitary needs which would be a good start in reducing water usage.

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5. Surface Water Drainage

The designers ensure that the surface water drainage design takes into account the sustainable design approach such as swales or balancing ponds can be created to assist with rainfall but also as design features for a development. This development is small in comparison and as such swales or balancing ponds are not viable. However, a small water feature has been created at the main entrance where it will assist with rainwater run offs.

Permeable pavements or pebbles are to be used for the long driveway and forecourt to serve the new proposal and the falls are towards the grassed verges and down the slope of the site into the small water feature. All surface water runoffs are to be contained within the small water feature where possible and the remaining rainwater to be connected into soakaways or into the mains drainage systems. However, the existing pebbled surfaces for the driveway in itself assist to drain the surface water. The existing driveway forecourt is to be retained for the car parking spaces and the proposals itself does not have any cars or garages.

The surface water is to be drained naturally in accordance with PPS 25 and to '**Guidance to Permeable surfacing of front gardens by communities and local government and to the environment agencies**'.

6. Natural flood barriers

Frontline protection against floods and storm surges would be useful with new developments near rivers and canals. This site is not near any rivers and therefore no flood barriers are needed.

7. Sustainable green architecture

Sustainable green architecture design approach have been encouraged to reduce the carbon footprint such as using Photovoltaics solar and thermal panels, underground heat source pumps, mini wind turbines, bio mass.....etc. Although the governments have reduced the feed in tariffs for the solar panels, it is still proven to be a viable sustainable design approach during the long term.

The harnessing of natural sunshine using solar photovoltaics panels and thermal photovoltaics panels are good ways to achieving a sustainable design approach and the photovoltaics solar panels (can be retrofitted) has been proposed on the proposal. The orientation of any building is dependent on the site configuration but can also be an important part to take advantage of the solar gains where possible.

Luckily the proposed site is with a southern orientation such that it maximise the flat sedum green roof areas being south facing aspect to take advantage of the morning and afternoon sun. Photovoltaics solar and thermal panels are to be incorporated

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into the south facing aspect of the low level single storey extensions proposal as shown.

8. Mini wind turbines

The harnessing of wind using mini-wind turbines on roofs are another good way to achieving sustainable design approach. This is not proposed for the low level single storey extensions proposal at this stage but can be retro-fitted to suit at a later date if required.

9. Specification of materials and finishes

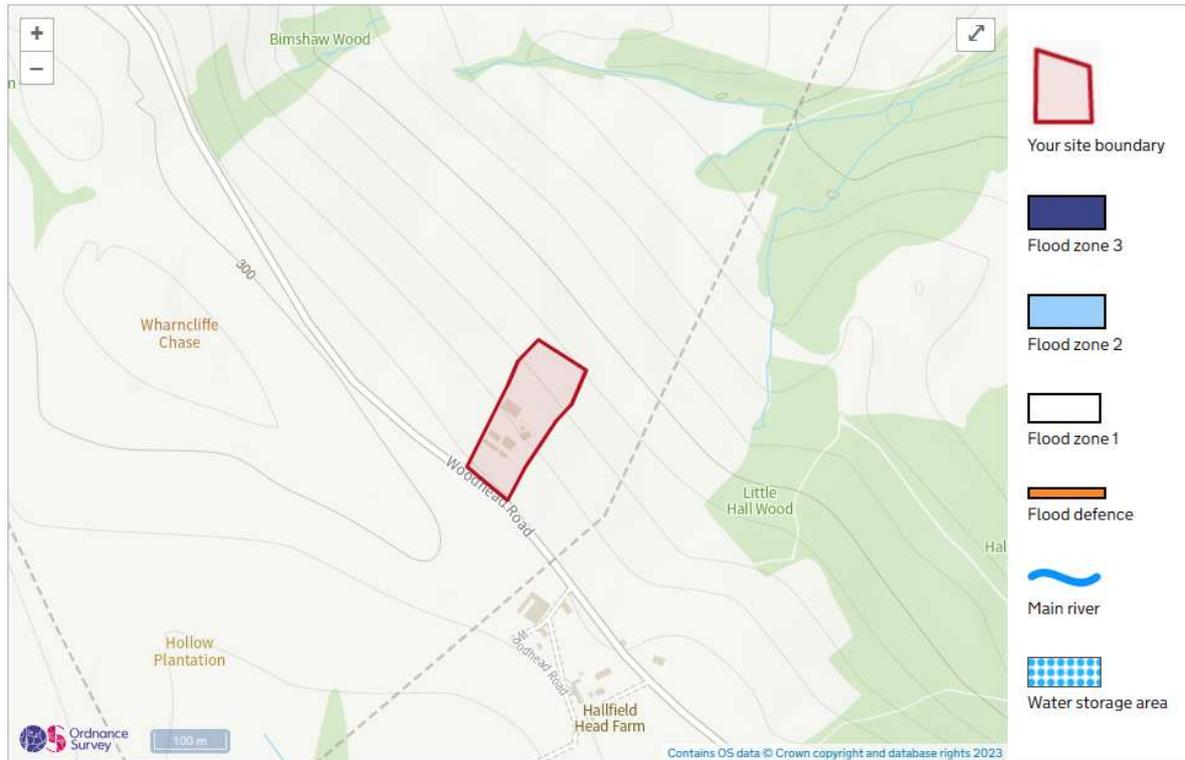
Specifying materials that can be sourced locally is another good way to achieving sustainable design approach to minimise transportation journeys and will be promoted by this application. It is anticipated to use structural insulated panels (SIP) so that they are off site factory assembled and sustainable.

10. Others

Underground heat source pumps, bio mass boilers are a few other alternative options that can assist in achieving a sustainable design approach. No doubt the initial capital costs maybe high but over a long term period it can be gained back but at least these sustainable design approach would assist in reducing the carbon emissions footprints into the atmosphere and assist in protecting our depleting planet.

Since this low level single storey extensions proposal is set within the rural setting and not in an urban city setting therefore very little traffic will be present within the vicinity, so it will not have any impact on the air quality. Moreover the replica extension proposed is set down below Woodhead Road will also assist with air quality.

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The site is located on Flood zone 1 and has low probability of flooding and there is no record of the site being flooded in the past.

Policy CC2: Sustainable Design

Development will be expected to minimise resource and energy consumption through the inclusion of sustainable design and construction features, where this is technically feasible and viable. All non-residential development will be expected, to achieve a minimum standard of BREEAM 'Very Good' (or any future national equivalent). This should be supported by preliminary assessments at planning application stage.

The proposal will be of good design as the EPC and SAP ratings will be sought out early and supplement where required with additional specification to ensure A or B ratings are achieved.

High specification glass

Specifying high specification glass for windows and doors would assist in retaining thermal insulation within a property. The glazing is to be at least 6-8mm thick Pilkingtons 'K' glass with inert argon gas filled cavity and grey/green tinted glass to be specified. Any sustainable design solutions will be adapted and developed in detailed at the construction stage.

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Electric Vehicle Charging Points

A dedicated electric vehicle charging point facility will be provided outside the driveway forecourt on the side of the building for charging their electric or hybrid vehicles and other ultra-low emission vehicles to meet the following minimum standard for numbers and power output:-

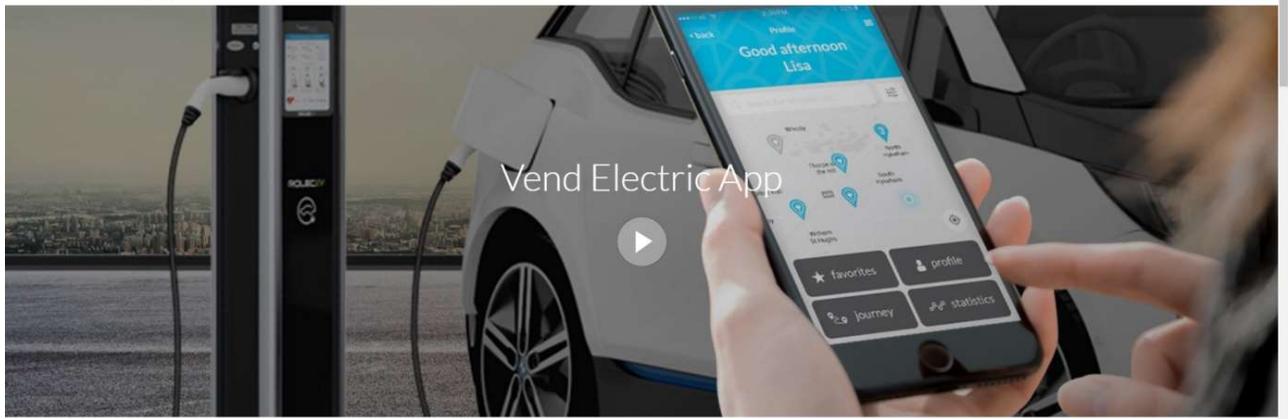
- A standard electric vehicle charging point which is capable of providing a continuous supply of at least 16A (3.5kW). **A 32A (7kW) is however more likely to be future proof and is being proposed to promote green sustainable energy**
- Cable and circuitry ratings shall be of adequate size to ensure minimum supplies
- Standard charging points for single residential property that meet the requirements specified in the latest version of “*Minimum technical specification - Electric Vehicle Home charge Scheme (EVHS)*” by the Office for Low Emission Vehicles. Basically, charging points that provide Mode 3 charging with a continuous output of least 16A (3.5kW) and have Type 2 sockets.
- The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity.
- The installation must comply with all applicable electrical requirements in force at the time of installation.
- It is also clients intension to provide some electric bicycles or e scooters to promote a sustainable mode of transportation and healthy wellbeing

The electric vehicle charging point is provided in the interest of promoting sustainable transport and to accord Chapter 4 and Chapter 11 of the National Planning Policy Framework.



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The EVCP specification is as follows.



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The site plan is proposed with 1no electric vehicle charging point (EVCP) for their extension onto the existing detached home on the driveway forecourt side of the building. Our client wants to promote a green sustainable means of transportation and has electric vehicles.

vendelectric is proud to have **ROLEC** as their charging equipment partner.

- ROLEC EV Produce Europe's largest range of electric vehicle charging stations and equipment.
- ROLEC GLOBAL MARINA SERVICES - are world leaders in the design and installation of marina services.
- ROLEC LEISURE SERVICES - World-leading hook-up and electrical distribution solutions for the caravan and camping industries.

Rolec Services is one of the world's leading specialists in outdoor electrical equipment. Offering design, manufacture and installation of an extensive range of products - including electrical connection, charging, hook-up and distribution equipment.

Established in 1990 Rolec presently employ over 135 personnel in a bespoke, purpose-built office, showroom, warehouse and factory complex. Now over 30 years old, Rolec's wide range of products is the most extensive of its kind and continues to grow via its distribution network of representatives in over 40 countries across the globe.

Rolec have chosen Teckpro and vendelectric as their preferred partner for their EV charging and back office solutions management.

See website link <https://vendelectric.com/>

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Policy CC3 Flood Risk

The extent and impact of flooding will be reduced by: Not permitting new development where it would be at an unacceptable risk of flooding from any sources of flooding, or would give rise to flooding elsewhere; Ensuring that in the Functional Floodplain (Flood Zone 3b), only water compatible development or essential infrastructure (subject to the flood risk exception test) will be allowed. In either case it must be demonstrated that there would not be a harmful effect on the ability of this land to store floodwater; Requiring developers with proposals in Flood Zones 2 and 3 to provide evidence of the sequential test and exception test where appropriate; Requiring site-specific Flood Risk Assessments (FRAs) for proposals over 1 hectare in Flood Zone 1 and all proposals in Flood Zones 2 and 3; Expecting proposals over 1000 m² floor space or 0.4 hectares in Flood Zone 1 to demonstrate how the proposal will make a positive contribution to reducing or managing flood risk; and Expecting all development proposals on brownfield sites to reduce surface water run-off by at least 30% and development on greenfield sites to maintain or reduce existing run-off rates requiring development proposals to use Sustainable Drainage Systems (SuDS) in accordance with policy CC4; and Using flood resilient design in areas of high flood risk.

The land has low probability of flooding.

Policy CC2 Sustainable Design and Construction

Development will be expected to minimise resource and energy consumption through the inclusion of sustainable design and construction features, where this is technically feasible and viable. All non-residential development will be expected, to achieve a minimum standard of BREEAM 'Very Good' (or any future national equivalent). This should be supported by preliminary assessments at planning application stage.

Photovoltaics solar panels are being proposed. The cellphone app will provide state of the arts facility where lights and heating can be turned on or off remotely. The perimeter walls cavity will be increased in width to ensure extra cavity insulation are provided to improve on thermal performance. Double or triple thick tinted glass are to be proposed to ensure the thermal resistance is achieved since a lot of full height glass has been proposed. It is also proposed to have underground heat source pump and also underfloor heating all of which will assist in sustainable design.

Policy CC4 Sustainable Drainage Systems (SuDS)

All major development (12) will be expected to use Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it can be demonstrated that all types of SuDS are inappropriate. The Council will also promote the use of SuDS on minor development. To enable the Council to determine the suitability of a proposed SuDS scheme: Outline Planning applications must be supported by a conceptual

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drainage plan and SuDS design statement; and Detailed Planning applications must be supported by a detailed drainage plan and SuDS design statement, which should contain information on how the SuDS will operate, be managed and maintained for the lifetime of the development.

There is existing gravel within the driveway where it is permeable and can assist in discharging of rainwater.

Policy POLL1: Pollution Control and Protection

Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people. We will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against. Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

The low level single storey extensions should not increase surface water and ground water as it replaces some of the out buildings that are to be removed to offset the floor areas. Since a sedum green roof has also been proposed, it will assist to retain surface water and drain strategically to suit. It should not affect any noise, smell or other pollution as it is tucked away and also far away from neighbouring properties.

Policy BIO1: Biodiversity & Geodiversity Construction

Development will be expected to conserve and enhance the biodiversity and geological features of the borough by:

- *Protecting and improving habitats, species, sites of ecological value and sites of geological value with particular regard to designated wildlife and geological sites of international, national and local significance, ancient woodland and species and habitats of principal importance identified via Section 41 of the Natural Environment & Rural Communities Act 2006 (for list of the species and habitats of principal importance) and in the Barnsley Biodiversity Action Plan.*
- *Maximising biodiversity and geodiversity opportunities in and around new developments.*
- *Conserving and enhancing the form, local character and distinctiveness of the boroughs natural assets such as the river corridors of the Don, the Dearne and Dove as natural floodplains and important strategic wildlife corridors.*
- *Proposals will be expected to have followed the national mitigation hierarchy (avoid, mitigate, compensate) which is used to evaluate the impacts of a development on biodiversity interest.*
- *Protecting ancient and veteran trees where identified.*
- *Encouraging provision of biodiversity enhancements.*

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Development which may harm a biodiversity or geological feature or habitat, including ancient woodland and aged or veteran trees found outside ancient woodland, will not be permitted unless effective mitigation and/or compensatory measures can be ensured.

Development which adversely effects a European Site will not be permitted unless there is no alternative option and there are imperative reasons of overriding public interest (IROPI)

As can be seen, the low level single storey extensions proposed has retained as much garden space as possible and also provide sedum green which will assist to retain and respect the biodiversity element of the existing. The existing primitive species and landscape are being retained and preserving the local character of the built environment. Existing trees in and around the site do not have tree preservation order on them as they are typical conifer trees and hedges.

Policy RE1 Low Carbon and Renewable Energy

All developments will be expected to seek to incorporate initially appropriate design measures, and thereafter decentralised, renewable or low carbon energy sources in order to reduce carbon dioxide emissions and should at least achieve the appropriate carbon compliance targets as defined in the Building Regulations.

We will allow development that produces renewable energy as long as there is no material harm upon:

The character of the landscape and appearance of the area;

- *Living conditions;*
- *Biodiversity, Geodiversity and water quality;*
- *Heritage assets, their settings and cultural features and areas;*
- *Key views of, from or to scenic landmarks or landscape features;*
- *Highway safety, or Infrastructure including radar.*

In assessing effect, we will consider appropriate mitigation which could reduce harm to an acceptable level. Proposals will be expected to include information regarding their efficiency. Proposals must be accompanied by information that shows how the local environment will be protected, and that the site will be restored when production ends.

As can be seen, the photovoltaics solar panels have been incorporated on the south facing flat roof discreetly and will assist to promote low carbon and renewable energy for the new HOME.

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Policy GB1 Protection of Green Belt

The general extent of the Green Belt is set out on the Key Diagram. The detailed boundaries are defined on the Policies Map. Green Belt will be protected from inappropriate development in accordance with national planning policy.

The low level single storey extensions proposal is set adjacent to the green belt but within an existing detached house site. In this way, since the neighbours are far away, it will not be affected by this extension proposal. It is visually screened from Woodhead Road and also partially screen by the existing detached house when viewed from the green belt.

Supplementary Planning Documents

The Council have adopted SPDs to provide further guidance about the implementation of specific planning policies in the Local Plan. The adopted SPDs should be treated as material considerations in decision-making and are afforded full weight.

The following SPDs are relevant to this proposal:

- House Extensions and Other Domestic Alterations, March 2024
- Parking, November 2019
- Design of Housing Development, July 2023
- Residential Amenity and the Siting of Buildings, May 2019
- Sustainable Construction and Climate Change, July 2023
- Biodiversity and Geodiversity, May 2019
- Trees and Hedgerows, May 2019
- South Yorkshire Residential Design Guide, January 2011

Assessment of proposed floor areas

Design Evolution and Green Belt Justification Statement:

Green Belt policy focuses on preventing **disproportionate additions**. But in our client's case, the 1986 extension is:

- **Historic**, well-settled and 'fait accompli'
- **Lawful**, and never challenged
- **Not harmful** to openness or else enforcement would have occurred long ago

Therefore, the current fresh low level single storey extensions proposal should be assessed **against the existing detached house as it now stands**.

“The original bungalow was extended in 1986 and has remained in that form for over 39 years, ie ‘fait accompli’. The existing detached house is now fully integrated into the established character of the site and its surroundings. The current fresh extensions proposal do not seek to revisit past development, but to rationalise and sensitively extend the present detached house form, taking full account of the site’s capacity and design-led approach meeting today’s rural living ethos.”

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While **national policy is clear**, local authority interpretation **can vary**.

1. *The 1986 Extension Is a Fait Accompli*

- It's lawful, long-standing (nearly **four decades old**), and has **blended into the character and scale of the site**.
- It should be treated as part of the **baseline context** now, **not a cumulative burden** against the original bungalow size 77sqm.

2. *Focus on Visual Impact and Not Mathematics*

- the new extensions are **low-profile, visually screened and landscape-led**.
- Planner **should be able to allow greater-than-100% extensions** where there's **no harm to openness or character or setting of the green belt**.

3. *Local Practice Matters*

- If the Council applies a **100% cap as guidance**, not strict policy related, then we challenge that it is based on **site specifics and planner needs to assess each application on its own merits**.
- Especially if the new extension scheme consolidates the form and **replaces scattered outbuildings**.

Case Examples:

There are case examples where the concept of "fait accompli" has been challenged or considered in planning decisions. Here are a few:

1. ***Regina (on the application of Burkett) v London Borough of Hammersmith and Fulham [2014]***: The court considered whether a planning authority could take into account the fact that a development had been in place for a long time when making a decision.
2. ***Regina (on the application of SAVE Britain's Heritage) v Secretary of State for Communities and Local Government [2013]***: The court discussed the concept of "fait accompli" in the context of a planning application for a development that had already been partially implemented.

For considerations

1. ***Time elapse***: The fact that the original bungalow extension were made over 39 years ago can be argued that the development has become an established part of the area.
2. ***Planning policy changes***: Planning policies and regulations may have changed significantly since 1986, which could affect how the planner evaluates the current proposal.
3. ***Current policy should apply***: The current proposal should be assessed against current planning policies, rather than being penalized for past extensions.
4. ***Precedent and consistency***: The planner may consider whether allowing the current proposal would set a precedent for future developments in the area, and whether it would be consistent with previous planning decisions is to be debated.

In Short:

- Legally, "original" refers to the **1986 building**, even if that feels unfair.
- The fresh layout is built around **innovative design, landscape enhancement and the already established nature of the site**—and that's often enough to justify a well-designed but maybe slightly over-threshold 100% extension.

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The current proposal reflects a carefully evolved design response following prior pre-planning feedback from planning officer. An earlier scheme proposing a two-storey side and rear extension was withdrawn after it became clear that it was not supported in Green Belt terms. Planner indicated a preference for a scheme that was subservient to the existing detached house and respectful of its massing and character—even though the dwelling itself has no architectural merit, heritage value or protected status.

Taking this feedback on board, the revised proposal adopts a **low-profile, single-storey courtyard design**, working sensitively with the site's topography to maintain a subservient and discreet relationship with the existing detached house. The new form sits to the rear of the existing detached house, visually screened by the existing detached house itself, and is configured to create a well-contained courtyard arrangement that limits any perception of sprawl or encroachment on openness. This is further reinforced through the use of **sedum green roofing**, natural materials and landscaping which integrates the scheme into the landscape and surrounding environment.

Importantly, this fresh new scheme also offers **clear planning betterment** through the removal of under used scattered outbuildings, (stable block was offered by the planner did not accept it as it was not residential related), which currently contribute to visual clutter and fragmented built form. The under utilised and scattered out buildings removal will lead to a more cohesive, structured site layout and delivering a net gain in spatial openness in line with both local and national Green Belt policy.

The proposal

1. 4-Acre Site Context

- On a 4-acre plot, even a 230sqm single-storey extension is **modest in spatial terms**.
- the extensions are **very low-density** and proportionate to the **scale and character** of the land.

2. Contained Courtyard Form = Anti-Sprawl

- A courtyard layout is actually the **opposite of sprawl**—it's a controlled, cohesive, inward-facing form.
- Sprawl suggests **uncoordinated, piecemeal development**—this is **purposeful, contained and unified extension solution**.
- it is a “**consolidated footprint strategy**” rather than scattergun outbuildings.

3. Visually Recessive Design

- Single-storey height, **built into the slope** and **visually screened by the existing detached house**, there's **no perception of sprawl from any public or private viewpoints**.
- Addition of the **green sedum roof** that it's **barely perceptible in the landscape**, particularly in **aerial and longer-range views**.

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4. Removal of Outbuildings Improves Spatial Clarity

- Replacing multiple disjointed and under used outbuildings with a series of single storey well integrated extension **reduces visual and spatial clutter**.
- The extension “*rationalises the built form on site*” or “*results in a more legible and compact arrangement*”.

While the cumulative uplift in floorspace may be noted, it is critical to recognise that the **existing detached house (approx. 194sqm overall)** already represents an accepted uplift of 151.9% over the original 77sqm original bungalow. Based on this precedent, a further extension to 230sqm would remain **within a notional 100% uplift** of the existing lawful existing detached house.

Given the scale of the site

- approx. 4 acres,
- its secluded nature,
- the sensitive design
- the reduction of wider built form and,
- this proposal represents a proportionate,

sustainable and policy-consistent development that respects the character and openness of the Green Belt.

Site and floor areas

The overall site area bounded by the red lines is **circa total 4215sqm.**
(overall site area is circa 4 acres)

The footprint of the new low level single storey extensions is circa

GF- 230sqm
Total 230sqm

Existing out buildings

The single storey annex shed is circa

GF- 31sqm.

The first annex building 1

GF- 81sqm

Small shed

GF- 11sqm

Overall total of all out buildings 123sqm to be used to offset additional floor areas

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Existing detached house

The existing 2 storey detached house footprint is circa

GF- 128sqm

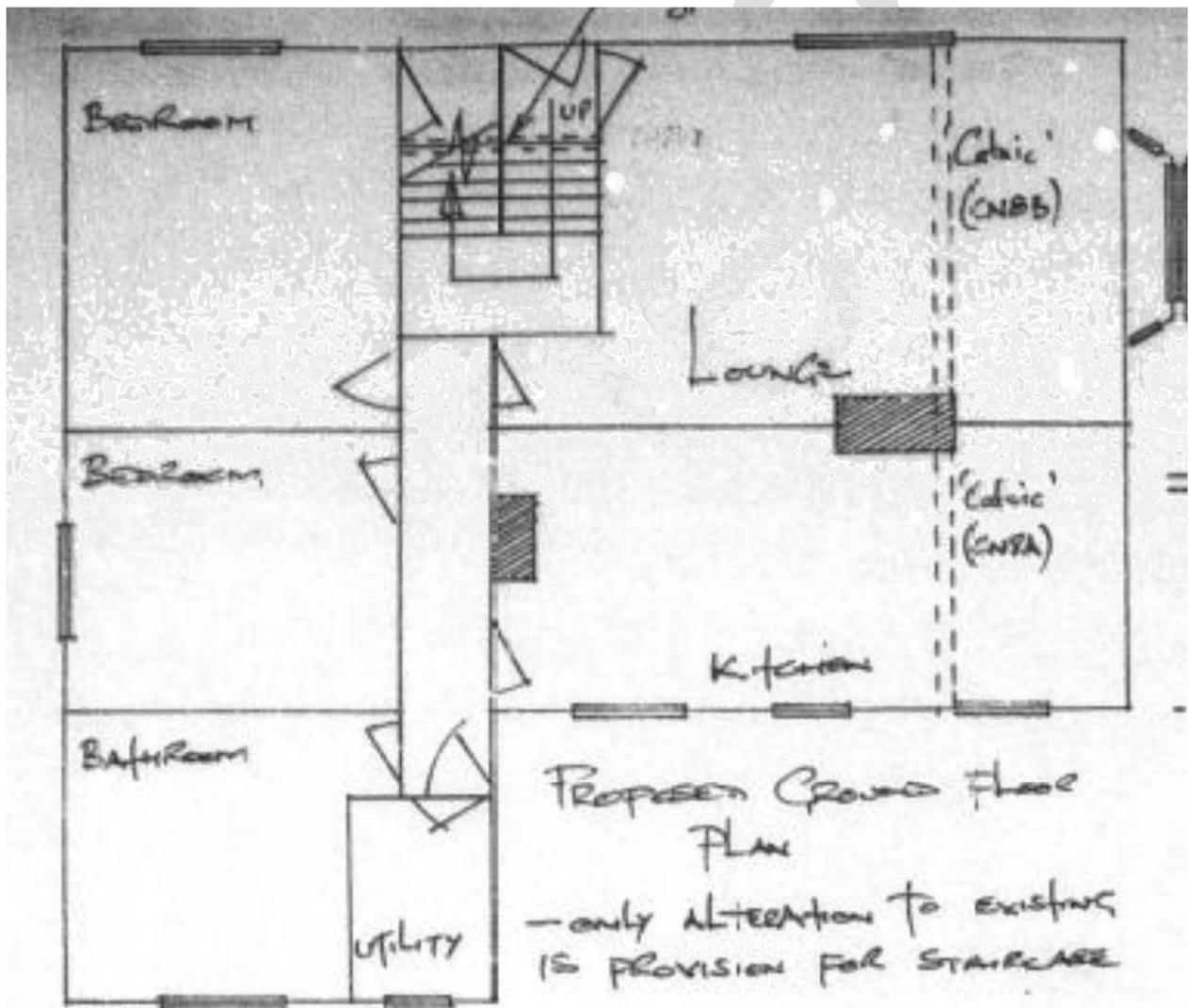
FF- 66sqm

Total 194sqm

'original' bungalow (circa 1986)

GF 77sqm.

Total 77sqm



'Original' bungalow ground floor plan 77sqm (the stair was an addition to the first floor and other ground floor)

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There are several calculation options being explored

Option 1

“If the 1986 extension was already permitted at 151.9% over the original 77sqm, then that sets a precedent baseline. The 100% limit previously had already been surpassed and accepted.”

So if the current **lawful existing detached house** is 117sqm, and 100% allowable equates to 234sqm, however, the new extension now proposing is only 230sqm total, that’s:

- **Less than double** the current detached house, ie 234sqm, and
- **Less than the scale of extensions already accepted in 1986.**

Why This Is a Strong Angle:

1. **Policy has to be applied consistently:**

If a 151.9% extension was accepted before, it's hard to say now that a smaller proportional increase (relative to current existing detached house) is excessive.

2. **It reflects the real, lawful situation** on site:

this fresh extension is in relation to the actual existing detached building—not a theoretical historic structure that no longer exists.

3. **It helps shift the focus from arbitrary mathematics to planning logic:**

“We are simply building a proportionate extension to an already established existing detached house—not proposing a dramatic increase.”

4. **This framing helps with fallback argumentation:**

“Had we submitted the entire 230sqm as a replacement dwelling rather than an extension, it would likely be considered acceptable given the precedent and site context.”

Suggested Argument

It is noted that the original bungalow (77sqm) was previously extended by 151.9% in 1986, resulting in a lawful and established existing detached house of approximately 117sqm extra area. If this earlier extension was permitted, then the 100% uplift threshold has already been exceeded in practice and accepted by the authority. It would be inconsistent and unreasonable to now reapply a strict 100% cap based on a the original bungalow form that has now existed for nearly 40 years. Taking the existing detached house as the baseline, a 100% extension allowance would permit a dwelling of up to 234sqm. The proposed new extensions development, now totalling 230sqm, therefore falls well within this threshold. The extension is demonstrably proportionate when viewed in the context of the current lawful existing detached house building, site size, design approach and wider landscape impact.

Option 2

The current detached house has a total of floor space of 194sqm (excluding the loft storage which is not considered usable floor area). However, according to the planner, the current detached house has already been extensively extended with the ‘**original**’ as found from previous planning application ref: B/86/1055/WO. The plans associated with the 1986 application demonstrated that the original dwelling house was a bungalow form with a total ‘**original**’ floor space of 77sqm.

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This meant the existing detached house has already been extended by circa 128sqm which equated to an increase of circa 151.9% as a starting point, based on 1986 application against the 'original' bungalow. Notwithstanding this, the planner mentioned that 100% extension can be allowed and will assess each individual case to determine its appropriateness.

However, both the NPPF and SPD make it clear that any extension or alteration should be based upon the 'original' building/dwelling rather than the current property. It is noted that the proposal includes demolishing the existing under utilised outbuildings to offset the proposed increase in floor space. However, section 3.2 of the SPD states that outbuildings will be treated as an extension and therefore this floor space does not form part of the '**original**' dwelling.

On this basis the hereby proposed extension must be assessed against the size of the **original** bungalow dwelling as indicated on the 1986 plans. The existing detached house is not affected and would be retained as existing.

This is set out as follows:

- Size of 'original' bungalow: 77sqm (100% allowable)
- overall total of out buildings: 123sqm to be offset
- **total** **200sqm overall areas allowed**

- total from above 200 sqm overall areas allowed
- Size of proposed extensions: 230sqm
- **Increase in floor space:** **30sqm surplus**
- Percentage increase: circa 39% over the 'original'

The new extension proposal and the offset out buildings against the 'original' bungalow exceeds the size by **circa 39%** and therefore slightly over with the NPPF Paragraph 154, Local Plan Policy GB2 and the SPD in this regard. However, this calculation has not included the existing detached house floor areas previously extended. Therefore, as mentioned above, the former extension of the 'original' bungalow formed the current existing detached house which had already increased by 151.9% and is a historic issue. If this is to be factored into the equation, then the current extensions would add a grand total of circa 190.9% of increased in areas if compared against the former 'original' bungalow.

This appeared to be an unfair comparison. However, due to the large plot size and also far away from surrounding neighbours, these low level single storey extensions are now strategically sited and is visually discreet from all angles should be acceptable and to be assessed on a site by site basis on its own merits.

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Option 3

Based on the 1986 scenerio, the existing original bungalow was already extended by 151.9% which was already exceeded the 100% threshold allowance. Based on this assumption, using 151.9% as a baseline calculation, then the 117sqm plus the outbuildings of 200sqm equates to 317sqm. Since the new extension is only 230sqm, then it is well below this allowance.

Option 4

The worst case scenerio would be using the existing detached house since it had been established for over 39 years, the original floor area is 294sqm. Therefore this new extension floor area is itself already within this limit without any need to offset any under utilised out buildings. However we believe the planner is unlikely to favour this approach.

Therefore based on the 3 options explored, not definitive conclusion had been reached, however, it should not be based on mathematics % calculation but it should be based on the design merits and also respecting the green belt policy.

In regard to the outbuildings, our client can demonstrate that the first annex building 2 was an existing residential dwelling which the areas circa 81sqm can be taken into account to offset the additional increased in areas. (see a series of existing photos below on the current condition and welcome for planners to visit) There is bedroom, kitchen, lounge, dining room and bathroom accommodation within this building.



lounge

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RIBA 
Chartered Practice



Dining and kitchen



Bathroom



Bedroom

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The aerial view below is an excerpt from Google Earth dated 1999 as you can see that there was an existing building (shown in dotted blue lines) that straddled between 2nd annex building 1 and first annex building 2. Circa 35sqm which had not been taken into account.

As you can see, there were also 2no other small sheds (shown in orange colour dotted lines, circa 65sqm) However, these floor areas was not taken into account within the area calculation since these buildings are not physically on site. Based on this, it appeared that circa 100sqm could have been taken into account as well??

The SPD supports a maximum of a 100% increase for dwellings within the Green Belt. Additionally, the scale, size and appearance of the new low level single storey flat sedum green roof proposed extensions are now considered to be appropriate in this Green Belt setting. The 'extensions' are formed by new series of single storey buildings linked onto adjacent existing detached house together with the existing 2nd annex building 1. The 2nd annex building 1 is retained but not linked to the extensions. The extensions are discreet and therefore visually hidden by the existing host detached house and also visually screened by the 2nd annex building 1 and existing conifer trees. (We have also not used the existing stable as the planner does not consider it to be residential based.)The extensions are not visible from Woodhead Road either which can be considered to appear subservient and subordinate.



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The SPD made it clear that ***'the original dwelling must form the dominant visual feature of the dwelling as extended.'*** When viewing the proposed elevation facing green belt, the current existing detached house can be distinguished albeit the original flat roof being transformed into a terraced balcony with some full height glazing introduced but the principal form and massing still remained as existing. Notwithstanding these, the original 1986 was also approved with the balcony terraced but was not implemented.

Part 2.1.1 of the SPD states that proposed extensions must be of a scale and design which is subordinate to the existing host detached house. As a result, this new single storey flat roof extensions meet with this statement as the scale is low and the design blends in sympathetically and can now be considered to be subordinate.

The new building materials have been taken into account (ie the use of red brick and white colour render) the overall form and massing of the new extensions are now wholly appropriate in this Green Belt setting. A series of low level single storey extensions wedged between the 2nd annex building 1 and the existing detached house forming an internal courtyard will create low massing overall.

Whilst it was recognised that the recently granted development adjacent consists of a large family HOME on the former kennel site, that was justified based on the hillside position and lack of visual intrusion upon the openness of the Green Belt. The granted one off house also replaced an existing kennel building of a similar footprint.

As a result, this new extensions hereby proposed would have taken the cues from the recent pre-planning application comments and also from the adjacent large house approval. Based on these observations, a series of low level flat roof extensions was proposed so that it respects the Green Belt. The new extensions set at the rear of the existing detached house is now less noticeable from the Green Belt or from Woodhead Road, meaning this fresh extensions would be more appropriate and does not change the appearance of the landscape facing Green Belt. As a result, the green belt character and setting has been preserved.

The series of single storey extensions are also located up the hill slope creating an attractive enclosed courtyard but also visually discreet from most viewing angles. Coupled with the sedum green roof matching the adjacent recently approved dwelling, the extensions appeared to blend into the landscape and visually 'lost' and be considered to be subservient or subordinate.



Out building adjacent to cattery.



Single storey shed annex

These 2 buildings will be removed to offset the additional fresh floor areas of the extensions and also assist to declutter the site visually.



Existing office annex out building to be retained

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The proposed extensions being sited at the rear ensured that the openness of the Green Belt is protected. On this basis, this new extensions would be considered favourably and accord with the adopted Local Plan and NPPF policies. The surplus floor area being circa 30sqm is considered to be small and negligible as compared with the size of the overall detached house and its large plot.

Since the site slopes downwards, the low level single storey extensions proposal is less visible from Woodhead Road as the site is also heavily landscaped screen and also part screened by the existing detached house when viewed from Green Belt. The massing of the new proposal is not over-looked by anyone across the valley and does not have any visual harm since it is considerably far away from its immediate neighbours opposite.

Also to maximise the views, the existing kitchen has been relocated towards the rear with full height glazing sliding doors that will look transparent and disappeared when viewed from Green Belt. The family living spaces are mainly open planned with full height glazing facing the internal courtyard spaces. These full height glazing will assist to give a transparent feel but also allowing and harnessing the natural daylight in a sustainable manner. The single storey extensions proposal is based on a traditional architecture of the era that blends in sympathetically and echoed the existing traditional building materials matching with the surroundings.

The footprint derived is a simple squared shape where the respective blocks are linked together up the hill slope. The existing detached house will be modified internally to suit creating larger spaces. Since the rear land slopes up, it is intended to create a small mini retaining wall within the courtyard creating 2 tiered enclosing courtyard patio spaces.

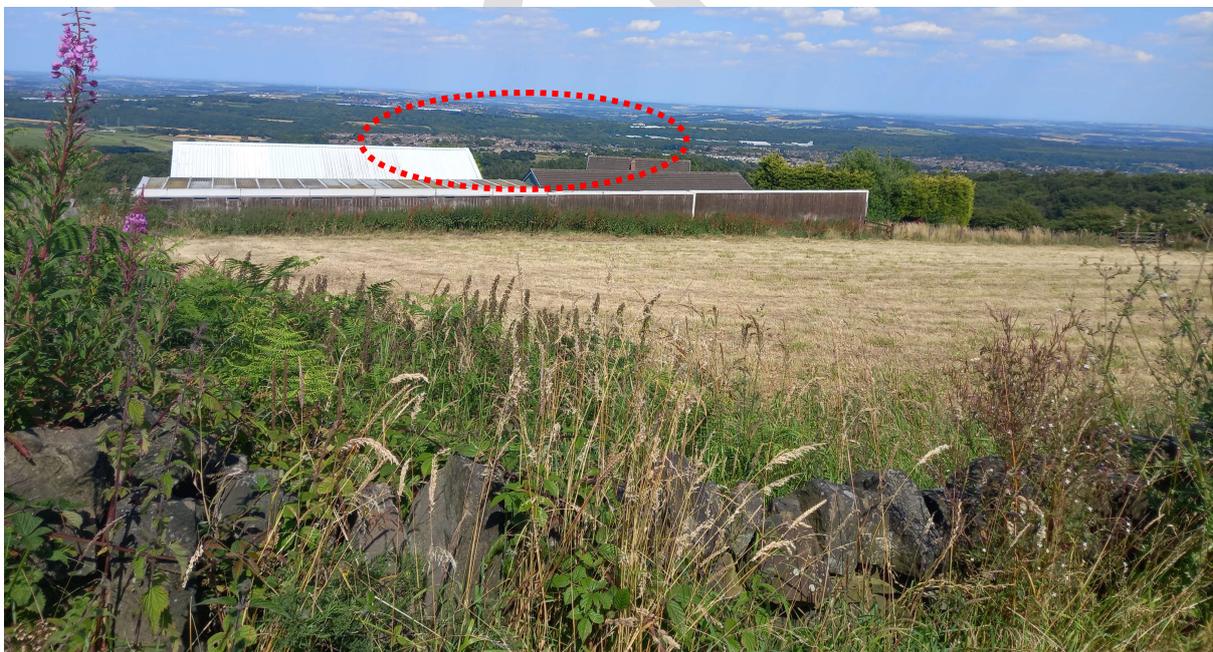
Community Safety Implications:

There are no foreseen community safety implications so the proposal meets with Council's policies.

To do nothing, the existing detached house will remain vacant and will fall into further dilapidated state. To provide a fresh continued use will also assist with sustainable use of an existing brownfield land and providing a fresh low level single storey extensions linked onto the existing detached house by readapting and improving the internal layout to meet the needs of ever changing trends.



View of site from existing junction access road and is screened by the existing conifer trees and outbuilding. Therefore the new extensions will also be visibly screened by the existing detached house when viewed from the green belt.



The new extension will not be visible here from Woodhead Road and does not harm the overall panoramic views.

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Secured by design

Doors and windows.

All ground floor and accessible doors and windows should have attack resistant glazing installed to BS EN 356 P1A so that in the event of any damage the glass will remain intact. Easily accessible main entrance doors and windows are to be proposed to meet the physical security requirements of '**Secured by Design**', in that a security specification such as PAS 24:2012 should be incorporated.

Any new doors or windows should be to Building Regulations (Approved Document Q) standards below;

Door sets:

- BS PAS 24-2016
- STS 201 Issue 7:2015.
- LPS1175 Issue 7.2:2014 Security Rating 2+
- LPS 1175 Issue 8:2018 security rating 2+
- STS 202 Issue 6:2015 Burglary Rating 2.
- LPS 2081 Issue1:1:2016 Security Rating B.
- Bespoke wooden doors are to be a solid or laminated timber with a minimum density of 600kg/m³ and to 44mm thickness. Any panels within the door set are to be at least 15mm thickness and securely held in place. Beading is to be mechanically fixed and glued in place. The door to include a 5 lever mortice lock to standards BS 3621/8621 with a night latch or rim lock which are tested to the same standards.

Some of the above door sets can include a minimum standard euro cylinder lock to BS EN 1303 standards which is 1 Star Rated and offers no resistance to crimes relating to lock snapping which is still a common method of burglary across West Yorkshire District. Any doors which will include a euro cylinder lock is to be 3 Star Rated to standards; TS007, STS 217 or Sold Secure Diamond Standards which offer more resistance to this type of attack and will reduce the risk of burglary and gaining access.

Windows:

- BS PAS 24-2016
- LPS1175 Issue 7:2010 Security Rating 2
- STS 204 Issue 3:2012
- LPS 2081 Issue 1:1:2016 Security Rating B
- Ideally laminated glazing is to be installed within ground floor and accessible windows which is certificated to BS EN 356 P1A rating, so that if there were any damage or attempts of entry glass would remain intact.

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Construction plan

The low level single storey extensions proposal will be provided with construction plan to comply with planning requirements later during the construction stage (if required) as follows

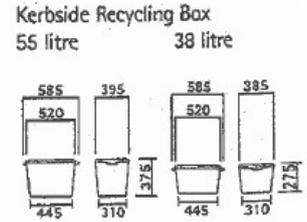
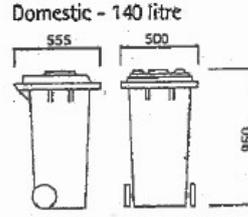
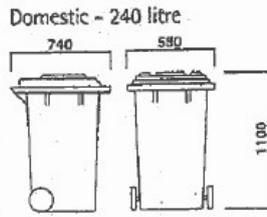
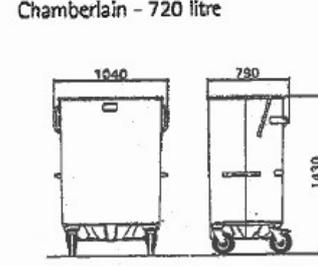
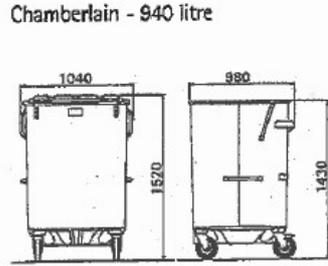
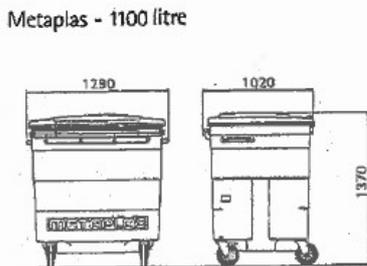
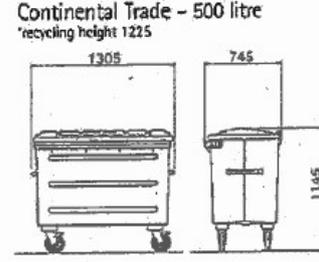
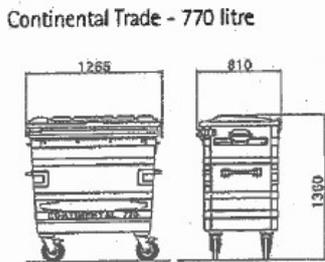
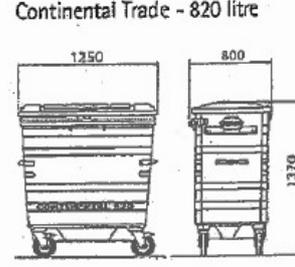
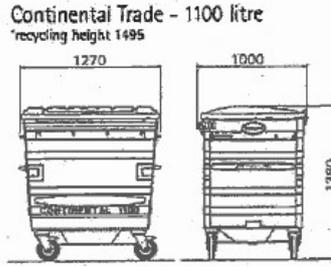
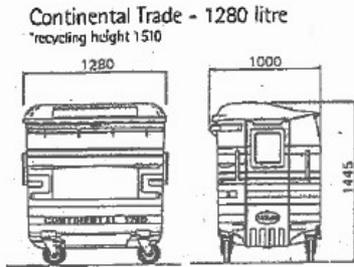
- a) Hours of construction work, including the works of demolition
 - b) Hours of delivery of building materials
 - c) Location of site management offices
 - d) Location of building materials storage compound including loading/unloading areas
 - e) Car parking areas for construction workers
 - f) Wheel cleaning facility or other comparable measures to prevent site vehicles bringing mud, debris or dirt on to the Woodhead Road highway
 - g) Temporary warning and direction signing on the approaches to the site
- The construction plan shall be agreed in principles with the planners before it is implemented and shall be kept in place, operated and adhered to at all times until the development is completed
- h) strategic demolition of the single storey annex and other out buildings
 - i) the removal of surplus soil and can be spread across onto existing land in a sustainable manner rather than taking them off site
 - j) the creation of stepped platform to create the respective foundations and slabs for the respective single storey extensions

Refuse and recycle waste bins

The side of the existing detached house also accommodates adequate space for 1no 360litres size refuse waste bin and 1no 360litres recycle waste bin (and possibly another 360 litres garden waste bin, if required) and to be visually screened with timber enclosure.

Since the track access is privately owned, the refuse disposal vehicles do not enter site. Our client will wheel out the respective bins once a week during collection days where needed at the Woodhead Road junction access. This is the same arrangements with the recently approved large house. However, should waste demand be exceeded, then it is proposed a twice weekly waste collection services to be considered suit or to arrange for private waste collection services.

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Example of a floating feature stair

Driveways and integral garages

The development access driveways and parking area are to be laid out with a hardened and drained surface in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or any successor guidance;

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or re-enacting that Order) this shall be so retained, free of obstructions and available for the use(s) specified on the submitted/listed plan(s) for the lifetime of the development. Notwithstanding the provisions of section 55(2)(a)(i) of the Town and Country Planning Act 1990 (or any re-enactment with or without modification).

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Footpath and Pavements

Precast concrete pavings to the building with block edgings and ramped entrances to suit around the property. A 100mm wide strip of gravel or pebbles 50mm deep is to be provided between the edge of the paving slabs and face of the whole building perimeter to assist with rainwater drainage.

The paving patterns are to be used to create a patio area immediately within parts of the internal courtyard.



Brick paviments



Grasscrete parking driveway forecourt as an alternative option

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A grasscrete parking system can be used so that the driveway forecourt can appear green and sustainable and ease for surface water drainage.

Soft Landscaping

Soft plot landscaping planting will be in compliance with the requirements and the Local Planning Authority. Provide leylandii fast growing conifer trees (if required) along the site boundary to visually screen the extensions. Native landscape is to be provided.

Frameless glass weather canopy

A frameless glass canopy is to be installed to provide weather protection but also to create and emphasize the main entrance visually.



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Aluminium window and door frames by schuco (or similar) in black colour

Access statement

This access statement has been produced following the guidance provided in CABE's publication 'Design and Access Statements – How to write, read and use them' (2006).

Access

The existing vehicular is to be used for access and egress onto the long driveway and forecourt which is capable of parking 4no cars or more. Then walking down the path and into their new low level single storey extensions proposed onto the rear of the existing detached house linking with the 2nd annex building 1. A new main entrance access with wow factor is formed on the side for the guest and master bedroom with full height glazing and double height atria space.

A secondary entrance is also formed on the side adjacent to the driveway forecourt into the new single storey extension into the central courtyard. Once within the ground floor, access is via a step and level throughout. The whole of original existing detached house ground floor is level and one step down back out onto the rear garden. Due to the site slopes up, the new extension follow the gradient of the hill slope up to suit the topography. The central courtyard garden have 2 tiers with small retaining walls centrally to create a decent size patio.

The internal feature stair for the existing detached house is located onto the left hand side off the double height atria space which provides access onto the first floor. Level

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access is across the whole of the first floor. The feature stair access is to be designed to meet all the requirements under Approved Document Part M and Disability Discrimination Act requirements.

Conclusion

The application originally proposed a 2 storey side and rear extension, which was discouraged and was withdrawn, subsequently a pre-application was submitted and planner advised that the scale would not be supported in Green Belt policy terms. Instead, not in so many words, we were directed toward a more discreet **extension-based approach**, within the general 100% floor areas uplift rule.

“Having discouraged the more straightforward approach of a 2 storey side and rear extensions onto the existing detached house, it would be inconsistent to now apply overly restrictive tests to a revised scheme that follows planning officer advice, retains the existing detached house building and delivers significantly improved spatial layout and respecting openness and preserves the character of the green belt.”

Responding constructively to this advice, a revised scheme is now to **retain the existing detached dwelling** and adopt a discreet extension-led solution. However, it should be noted that the **existing detached house is not listed, not locally listed, nor located within a conservation area** and has no notable architectural merit. Its retention was solely pursued to align with policy guidance and planning officer direction—not due to any heritage or design significance.

The current low level single storey extensions proposal remains fully subservient in height and massing to the existing detached house. It deliberately respects the site's contours through a **single-storey with courtyard-based design**. The extensions also wraps around the existing detached house discreetly to the rear and is visually screened both by the existing detached house and the topography of the land.

The overall uplift in floor area, calculated from the current existing detached house (approx. 117sqm), with 100% uplift results in a total development of 234sqm—**well within the 100% uplift threshold** when measured against the accepted existing baseline, the new extension being 230sqm. This approach both preserves the dwelling as requested and avoids excessive bulk or dominance, while delivering high-quality, landscape-integrated accommodation in line with Green Belt principles.

Also additional native planting, ponds, providing bats and birds hotel boxes and other biodiversity net gains element can be introduced if this can assist to determine a positive planning outcome.

Most importantly the new low level single storey extensions proposal provides and completes as a **‘new HOME’** that our clients have been dreaming for many years to

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enjoy. The new extensions proposal is now sensitively and holistically designed that respect the neighbours and no visual impact from the open vistas. The new extensions proposal meets with the aspirations of all parties including the local council. The new extensions proposal will provide regeneration, providing a fresh residential use meeting government's housing shortage and also promotes short term employment for local labours during the build process and assist to boost the local economy of builder's merchant.

The new extensions proposal will make a positive contribution to the locality, otherwise remains a vacant detached house which will continue to deteriorate and will fall further into an eyesore and disrepair. The new extensions proposal respects the visual amenity and character and setting of the surrounding area and accord with local policy, the householder SPD and the NPPF. We trust that the new extensions proposal have now taken into account any potential concerns and satisfy the reasons for approval as it accords with all the local and national policies. Therefore our clients respectfully seek the planner's support for a positive way forward as soon as practical on this one off grand new extensions and remodelling design of the existing detached house which Barnsley Council planners and our clients will definitely be proud of its association.

Prepared by



Michael Chow BA Arch, Dip Arch, ARB
Managing and Concept Director
Chartered Architect and Urban Masterplanner
for and on behalf of Jade3 Architecture Limited