
2022/0693

Mr M Hanks

Upward extension of existing bungalow to convert into two storey dwellinghouse with new first floor and increased roof ridge and eaves heights, two storey extension on northern side elevation and at the rear, with first floor balcony above existing single storey side extension on southern side and changes to the fenestration details (retrospective)

Ruggen House, Berry Lane, Howbrook, Barnsley, S75 7EJ

Site Description

The site is located within an isolated position within the open countryside, between the A629 to the south and the village of Howbrook to the north. The dwelling is accessed from Berry Lane located off the A629. The dwelling is situated at an angle to the highway serving the dwelling and is visible from the busy arterial A629 to the south west some 70m away.

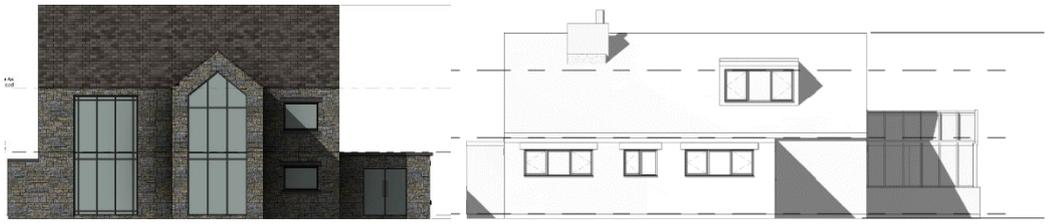
The site is occupied by a stone built two-storey dwelling, with two storey projections to the northern, eastern, and western elevation and a single-story projection to the southern elevation.



Site History

2021/1599 - Upward extension to convert existing bungalow into a two storey dwellinghouse with two storey rear extension and changes to external facing materials and fenestration details (Application for prior approval of a proposed enlargement of a dwellinghouse by constructing

additional storeys) – Approved February 2022 with works completed at the time of the site visit for application 2022/0693 October 2022



WEST ELEVATION AS PROPOSED [1:50]



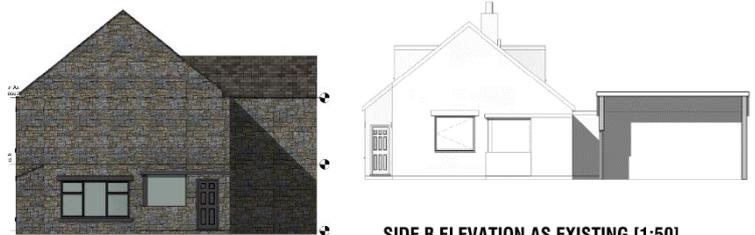
SOUTH ELEVATION AS PROPOSED [1:50]

SIDE A ELEVATION AS EXISTING [1:50]



EAST ELEVATION AS PROPOSED [1:50]

FRONT ELEVATION AS EXISTING [1:50]

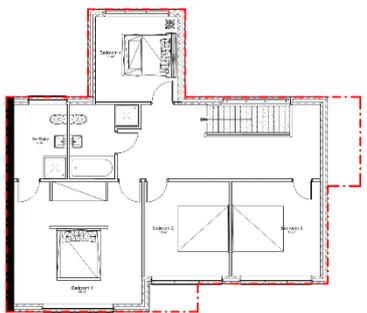


NORTH ELEVATION AS PROPOSED [1:50]

SIDE B ELEVATION AS EXISTING [1:50]



GROUND FLOOR AS PROPOSED [1:50]



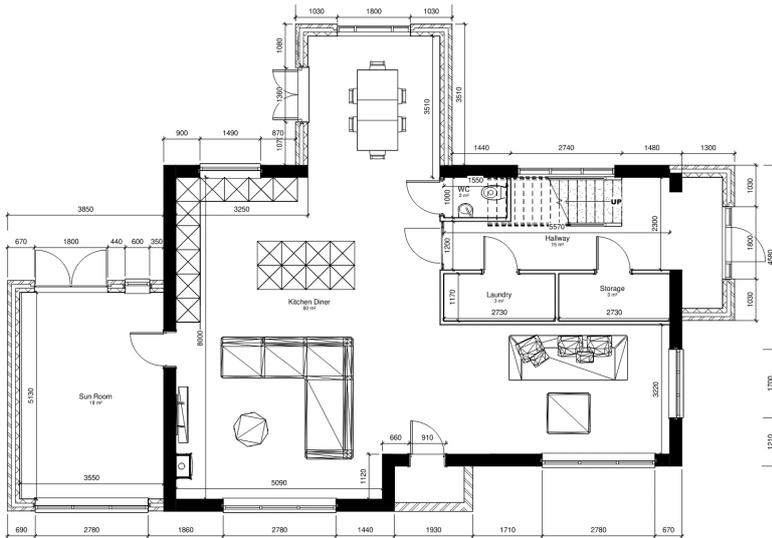
FIRST FLOOR AS PROPOSED [1:50]

KEY:
 - - - ORIGINAL FOOTPRINT
 - - - EXISTING FOOTPRINT

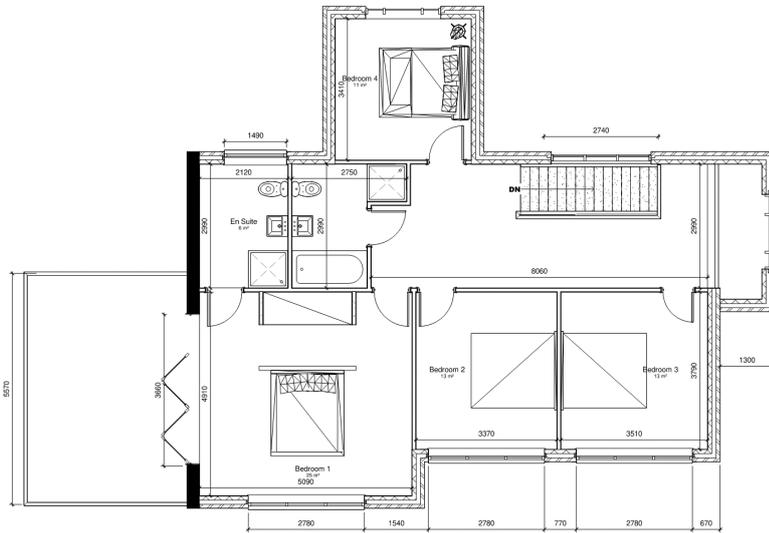
Proposed Development

Upward extension of existing bungalow to convert into two storey dwellinghouse with new first floor and increased roof ridge and eaves heights, two storey extension on northern side elevation and at the rear, with first floor balcony above existing single storey side extension on southern side and changes to the fenestration details.

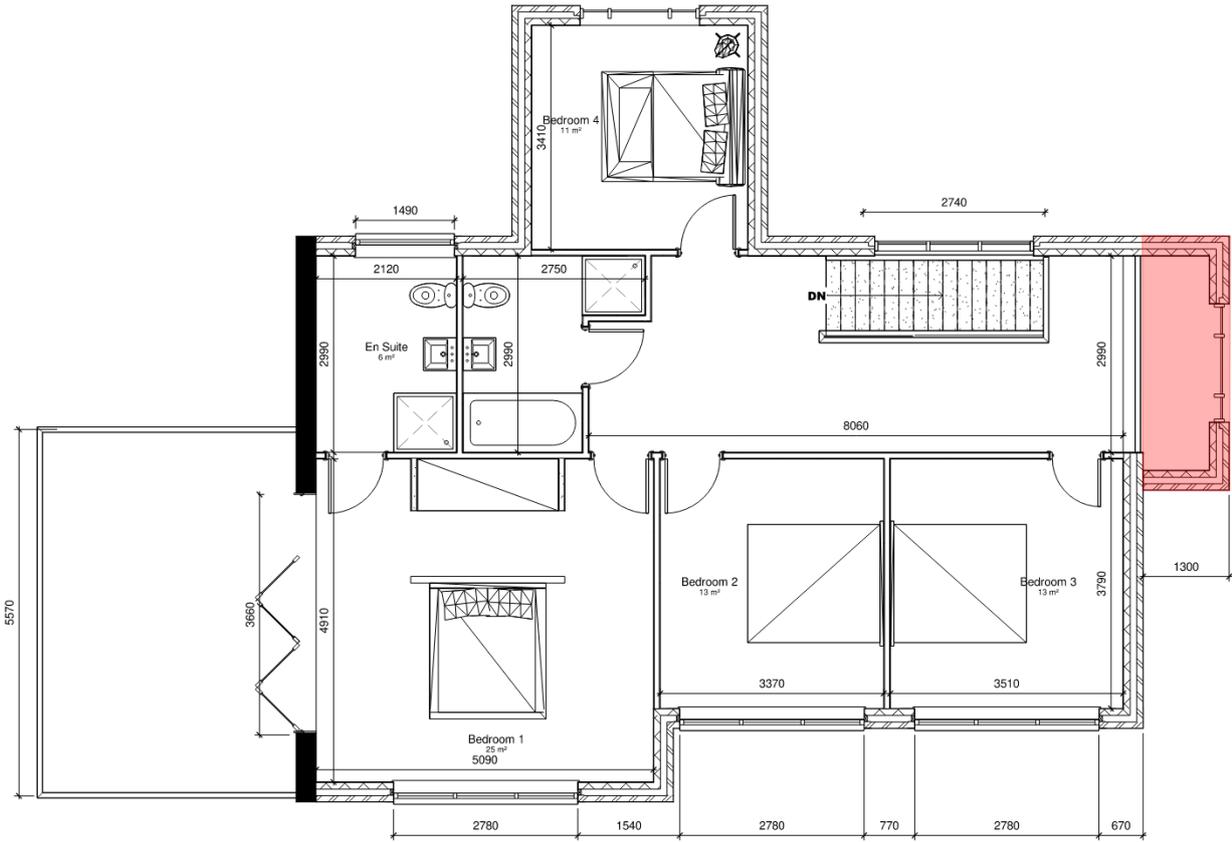
Whilst the description includes the works subject to the previous application, these have been carried out along with the additional first floor extension to the northern elevation, which is subject to this application. Given that permission was already sought and granted for the upwards extension, consideration is only being given to the use of the roof of the side extension as a balcony and the small first-floor extension to the northern elevation highlighted in red on the plans below.



GROUND FLOOR AS PROPOSED [1:50]



FIRST FLOOR AS PROPOSED [1:50]



FIRST FLOOR AS PROPOSED [1:50]



SOUTH ELEVATION AS PROPOSED [1:50]
(Jet Garage [A61])



EAST ELEVATION AS PROPOSED [1:50]
(Howbrook Village)



NORTH ELEVATION AS PROPOSED [1:50]
(Berry Lane)



WEST ELEVATION AS PROPOSED [1:50]
(A629)



NORTH ELEVATION AS PROPOSED [1:50]
(Berry Lane)

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process.

Local Plan

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy GB2 Replacement, extension, and alteration of existing buildings within the Green Belt
 Policy GD1 General Development
 Policy D1 High Quality Design and Place Making
 Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and

4. not interfere with highway safety.

NPPF

The National Planning Policy Framework 2021 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied.

At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

Chapter 13 Protecting Green Belt Land

Paragraph 147 states that, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 148 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. "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 149 states that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt however there are exceptions to this, which amongst others include:

- 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

Consultations

Parish/Town Council – no comments received

Representations

A site notice was posted adjacent to the site and surrounding landowners were notified; no comments were received.

Assessment

Principle of Development

Extensions to residential properties are considered acceptable in principle where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety and where they comply with other Local Plan policies.

The property lies within Green Belt where proposals to extend dwellings are acceptable in principle provided that, the total size of the proposed and previous extensions does not exceed the size of the original dwelling and the original dwelling forms the dominant visual feature. In addition, the construction of the extension should be of a high standard of design and reflect the architecture of the building.

Extensions will only be allowed where they do not exceed 100% increase above the size of the original dwelling.

Floor Space Calculations

Original Dwelling	
Ground Floor	=122.75m ²
Total	=122.75m ²

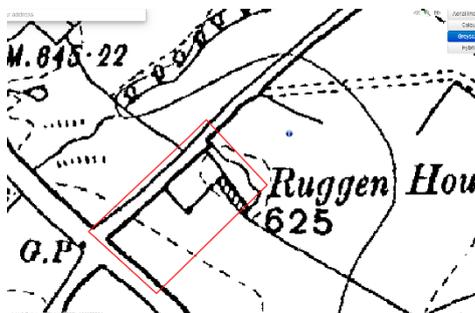
Therefore, total floor area of original dwelling is 122.75m²

In terms of this application the first floor approved under application 2021/1599 now needs to be used in calculating the total floor area of subsequent additions, as the two-storey dwelling is not considered the original dwelling. In addition to this this single storey extension also needs to be included.

First Floor	=116.05m ²
Single storey side extension	=22.25m ²
First floor proposed extension	=4.5m ²
Total additions	=142.8m ²

The detached outbuilding has not been included within the calculations as it is considered to form part of the original dwelling, however, its floor area has not been included within the original floor space as stated within the supporting text to Policy GB2

A dwelling has been located on this plot since 1948 as identified on the 1948 os plan (bottom left), which shows an elongated building, whereas the 1960 os map (bottom right) identifies a footprint similar to that located on site today. The authority assumes that the building is of a 1950s/1960s construction.



As mentioned previously, permission was granted in February 2022 for a Class AA enlargement of a dwelling house consisting of construction of additional storeys. Prior to this being undertaken a single storey side extension, which was indicated on the submitted plans was constructed under Part 1 Class A of the The Town and Country Planning (General Permitted Development) (England) Order 2015.

At the time of this application the first-floor extension to the northern elevation (subject to this application) could have been undertaken as part of that application as the footprint formed part of the original dwelling. However, it was only during the construction phase that the applicant decided to create the additional storey on this element. As the development had commenced and permitted development rights were removed (as part of application 2021/1599), any subsequent developments which would have previously fallen within the parameters of Class AA now require planning permission and consequently Local Plan Policy GB2 comes into effect. Therefore, based on the calculations above, the total additions exceed 100% of the floor area of the original dwelling by 20m² and the proposal fails to comply with Local Plan Policy GB2.

Nevertheless, in this instance, it is considered that the additional 4.5m² of the first-floor extension to the northern elevation is acceptable as the NPPF states that there should not be disproportionate additions over and above the size of the original dwelling and it is not considered that the 4.5m² (3.6% of the original floor area) is a disproportionate addition nor would it have a detrimental impact on the openness of the Green Belt or the purposes of including land within it.

Residential Amenity

The dwelling is located in an isolated position and is not surrounded by any other residential properties, as such the proposed first floor extension and the use of the roof of the single storey side extension as a balcony would not have an impact on neighbouring premises by means of overlooking, loss of privacy or overshadowing and as such is acceptable.

Visual Amenity

The proposed upper storey extension has been designed to harmonise with the external appearance of the existing dwelling including the architectural features of the principle and side elevations and the fenestration layout. The inclusion of the first-floor extension replicates the two-storey projection on the western elevation with its glazed feature and provides a focal point to what would be a bland elevation when approaching the dwelling from Berry Lane; the inclusion of such a feature on what is already a uniquely designed detached dwelling, in an isolated position is acceptable.

Highway Safety

A dwelling of this size will require parking provision for 2no vehicles; the footprint of the dwelling has not changed from the original and there is sufficient space to the north of the dwelling to provide off-street parking for 2no vehicles and space for vehicles to turn, to enter and exit the highway in a forward gear. As such the proposal is acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4.

Summary

Based on the assessment above it is considered that the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene, upon highway safety or upon the openness of the green belt and as such is in compliance with Local Plan Policies GB1, GB2, GD1, D1 and T4 and is acceptable.

Recommendation - Approve with conditions