
2021/0490

Applicant: Mr Stephen Willoughby

Description: Proposed extension to dwelling to form annexe

Mystery Wood Farm, Cooper Lane, Hoylandswaine, Sheffield, S36 7JE

Site Description

Mystery Wood Farm is a large detached property located to the north east of Hoylandswaine. Access to the property is from Cooper Lane up a long private drive.

The house is in the Green Belt, located within a wider area of fields. The land rises from the north up to Hoylandswaine to the south with the house relatively visible within the landscape from the village to the south and the A628 which runs to the south east.

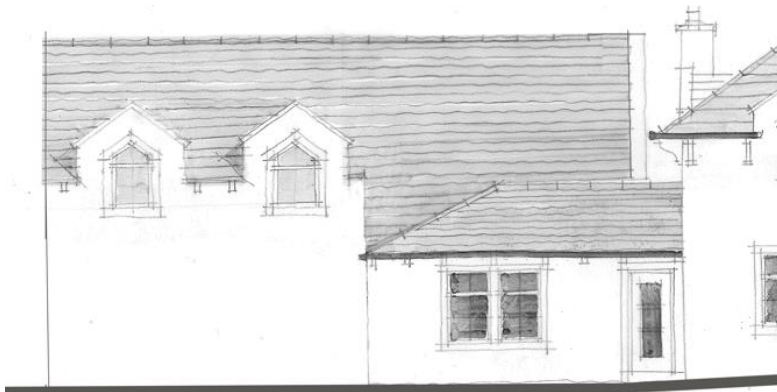
The house is a generous 4 bed, stone property with a kitchen, dining room, lounge, office, conservatory and double garage. It was granted planning approval in 2001 as an agricultural worker dwelling, associated with an intensive poultry farming use at that time.



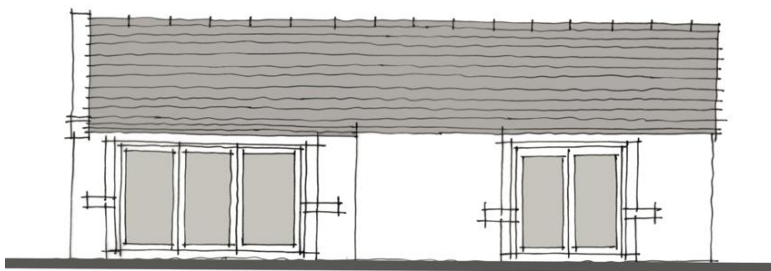
Proposed Development

It is proposed to erect a side and rear extension to the property to create a double garage with an annexe over comprising 2 bedrooms and a lounge linking it to the house.

The extension is cut into the slope so appears two storey, viewed from the front and single storey when viewed from the rear with direct access into the bedrooms.



North East Elevation



South West Elevation

PROPOSED SOUTH WEST ELEVATION

Planning History

01/0054 - Outline for erection of a detached farmhouse and detached double garage with granny flat over

01/1123 - Erection of three-storey detached house with double garage - Approved

2018/0464 – Change of Use, Agriculture to Residential – Prior Approval Granted

2020/0182 - Demolish existing agricultural building and erection of two storey detached house with parking – Refused

2020/0661 – Change of use of agricultural building to dwelling house (Prior notification) – Prior Approval Granted

2020/1173 - Alterations to building including erection of new terrace area with undercroft parking, new flue, and raised patio – Approved

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The new Local Plan was adopted at the full Council meeting held 3rd January 2019. In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting

guidance and specific local policies and are a material consideration in the decision making process.

The site is located in the Green Belt where Local Plan Policy GB1 confirms that the restrictions to development as set out in the NPPF apply.

Local Plan Policy GB2 relates specifically to the replacement, extension and alteration of existing buildings.

Extension and alterations in the Green Belt

Within the Green Belt, extensions, roof alterations, outbuildings and other domestic alterations will be considered against the general principles above and the following criteria:

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 purposes of calculating the original size of the dwelling.

Where an extension is approved it may be necessary to remove permitted development rights for houses in the Green Belt to ensure that the total size of proposed and previous extensions would not exceed the size of the original dwelling.

In addition, the house was originally approved as an Agricultural Workers Dwelling and as such Local Plan Policy GB4 is relevant.

Other relevant policies are:

SD1 'Presumption in Favour of Sustainable Development'.

GD1 'General Development'

LG2 'The Location of Growth'

T3 'New Development and Sustainable Travel'.

T4 'New Development and Transport Safety'

D1 'High Quality Design and Place Making'

LC1 'Landscape Character'

HE1 'The Historic Environment'

HE2 'Heritage Statements and general application procedures'

HE3 'Development affecting Historic Buildings'

BIO1 'Biodiversity and Geodiversity'

CC1 'Climate Change'

CC2 'Sustainable Design and Construction'

CC3 'Flood Risk'

CC4 'Sustainable Urban Drainage'

CC5 'Water Resource Management'

RE1 'Low Carbon and Renewable Energy'

CL1 'Contaminated and Unstable Land'

Poll1 'Pollution Control and Protection'

AQ1 'Development in Air Quality Management Areas'

Neighbourhood Plan (NP)

The Penistone NP sets the guidelines for the development of the town to 2033 in accordance with the Vision and 10 Objectives. Policies relevant to this application include:

BE2 - Protection and enhancement of local heritage assets, Including Hoylandswaine Conservation Area.

SPD's

- Removal of Agricultural Occupancy Conditions
- Parking
- House Extensions and Other Domestic Alterations

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise.

Consultations

Highways – No comments received. However, access already in use and no change proposed.

Drainage – No objections, can be signed off to Building Control.

Penistone TC – No objections

Representations

The application was advertised by neighbour letter and a site notice. One objection has been received raising concerns regarding the scale of the extension and the suitability of the access.

Assessment

Local Plan Policy GB2 states that extensions or alterations of buildings will be allowed if there will not be a harmful impact on the appearance, character or openness of the Green Belt. It goes on to clarify that extensions and alterations of a building, where the total size of the proposed and previous extensions do not exceed the size of the original building, will be allowed. The original building was approved in 2001 as a 4-bed house with attached double garage. The floor area for the building is 261 sqm. The proposed extension will create an annex with additional 2 car garage and will create 130 sqm of additional floor space. Therefore, the proposed extension is below 100% as set out in policy GB2.

However, the existing house is an agricultural workers dwelling and there is an occupancy condition on the property restricting future occupiers to:

'A person solely or mainly working or last working in the locality in agriculture or forestry, or a widow of such a person and to any residents' dependents'

As Mr Willoughby will remain in occupancy and is the current agricultural worker it is accepted that at this stage the condition is complied with. Mr Willoughby's son has confirmed that it is his intention to take on the farm as his father's health deteriorates which would ensure that the condition is complied with in the future, albeit this would be a matter for enforcement and not this application process.

In assessing new agricultural workers dwellings Local Plan Policy GB4 restricts such dwellings to being of a size commensurate to the established functional need of the agricultural unit, linked to a financial test to demonstrate the farm business is viable for the dwelling size. The existing house is already large, being a 4-bed property with substantial living space at ground floor and a double garage, however, it was approved under a similar policy in the former UDP and accepted at the time that it complied. Further, no restriction was made on permitted development rights and no extensions have been added since.

The extension proposed has been reduced in scale following discussions with the applicant and on the basis of policy GB4. It remains large but is below the 100% allowed under GB2 and a similar scale extension could be built utilising permitted development rights (albeit of a different design). The applicant has also provided further justification for the extension in the form of medical records for Mr Willoughby confirming his deteriorating health and likely future need for additional care. The additional accommodation will provide private space for him to retreat to whilst allowing his family to be on hand to care for him, living in the existing house. There is a close physical relationship between the two, being connected and there are no kitchen facilities in the annex / extension.

Taking account of the above, it is accepted that the agricultural occupancy condition is currently complied with and that the proposed extension is necessary to allow Mr Willoughby to remain on the farm. The extension is below the 100% allowed under GB2 and is not significantly different from what could be allowed under permitted development rights. On this basis the proposed is acceptable.

There is no impact on residential amenity as the property is remotely located and although a barn on site is currently being converted it is well over 21m away and not located in a direct line of site, so there would be no impact in terms of overshadowing or loss of privacy. The design proposed is in keeping with the existing dwelling and by siting the extension within the hillside, it is less visible from the south where longer distant views are possible. Views from the north, west and east are screened by existing topography and trees. Materials can be conditioned to match.

Highways have not responded to the application; however, the access remains the same and parking is retained for 2 vehicles. The objector has raised concerns over the suitability of the access, however as there is no change and the house is already a family sized house and will remain in use by a single family the impact is not increased. Other concerns regarding fire service access would need to be addressed by Building Control but again, the proposed is an extension and not a new dwelling so does not change the current situation on site in this regard.

Therefore, the proposed is recommended for approval subject to conditions including the removal of permitted development rights for further extensions.

Recommendation – Approve.