
2016/0644

Applicant: Mr Craig Waddington, C/o Peter Thompson

Description: Demolition of existing property and erection of 1 no. dwelling

Site Address: The Bungalow, Warren Lane, Staincross, Barnsley, S75 5BQ

No letters of objection have been received

Background

2015/1191 – Erection of front, side and rear extensions and raising the roof to provide a second floor – Approved with conditions

Site Location

The site is located within the Green Belt within a small row of individually designed detached dwellings on Warren Lane, Staincross. The properties are all of different ages, sizes and type. Warren Lane forms part of the village, and is surrounded by open green belt. Along the rear boundary of the property is the edge of the Barnsley/ Wakefield Boundary.

There is a slope across the site with levels rising steeply up from the road. It is currently occupied by a small red brick built bungalow with a hipped roof design. The bungalow is located within a large rectangular shaped plot, and is set at a higher level than the road. There is a steep driveway leading up to the property which is set centrally within the site. The property also benefits from a large rear garden that backs onto open fields at the rear. To the east of the site is a large 2 storey dwelling. To the west of the site is a modern dormer bungalow built in early 2000.

Proposed Development

The proposal involves the demolition of existing brick built bungalow and erection of a replacement dwelling. The property would appear as a modern dormer bungalow with a feature front facing gable. Large areas of glazing are proposed to the front and rear with minimal openings to the side elevation. The property is to be constructed of natural coursed stone with stone heads and cills, mullions and quoins with a welsh slate roof. The dwelling is sited in the same location as the existing property.

The replacement dwelling is of a similar scale and design as the extensions recently approved under application 2015/1191, however it is now intended to demolish the existing property and replace it with a complete new build property, albeit of a similar design. The property would be constructed out of stone with a welsh slate tiled roof.

The changes to the design approved under application 2015/1191 include:-

- A reduction in floor area of approximately 4sqm
- A reduction in height of approximately 500mm
- Alteration of proposed garage to lounge
- Increase in size of dormer to front elevation and addition of dormer to the rear
- Alteration to window layout and rooflights

Consultations

Highways – No objections subject to conditions

Tree Officer – No objections subject to conditions

Regulatory Services – No objections subject to conditions

Ward Councillors – No objections received

Representations

No letters of objection have been received.

Policy Context

UDP – Green Belt

Planning decision 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 development plan consists of the Core Strategy, saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

The Council has produced the Publication Consultation Document of the Local Plan. It establishes policies and proposals for the development and use of land up to the year 2033. The document is a material consideration and represents a further stage forward in the progression towards adoption of the Local Plan. As such increasing weight can be given to the policies contained within the document although this is still limited by the need to consider any comments received during the consultation and with the knowledge that the Inspector can require changes to the plan.

Core Strategy

Core Strategy Policy 29 - Design Principles

Core Strategy Policy 34 - Protection of Green Belt

Core Strategy Policy 26 - New Development and Highway Improvement

Saved UDP Policy

Policy GS8E: Replacement, alteration & extensions to dwelling in the Green Belt – Proposals to replace, extend or alter dwellings in the Green Belt will be permitted provided that: in the case of extensions 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 feature of the dwelling as extended; the construction is of a high standard of design; and local residents or the appearance of the locality will not be adversely affected.

The sizes of a dwelling as existing and as proposed will be compared by reference to their floors pace, with the following guidelines:-

- Floor space will be calculated by external measurement of the building
- Floor space within roof spaces will not be taken into account
- Outbuildings will not be taken into account when calculating original floor space

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 size of the original dwelling. The erection of domestic outbuildings such as garages and garden sheds within the curtilage of a dwelling is often permitted development. However, when permission is needed for such development this policy will be applied. This means whilst domestic outbuildings will not be prohibited, their extent will be limited in order to preserve the openness of the Green Belt.

Supplementary Planning Document

SPD – Designing New Housing Development

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Core Principle 7: Requiring good design - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Core Principle 9: Protecting Green Belt Land – The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances

As with previous Green Belt policy, inappropriate development in the Green Belt where “the extension or alteration of a building does not result in disproportionate additions over and above the size of the original building”.

Assessment

Material Consideration

Principle of Development

Residential Amenity

Visual Amenity

Highway Safety

Principle of Development

The property is located within Green Belt where replacement dwellings are acceptable subject to saved UDP policy GS8E and the advice contained within the NPPF. In order to comply with policy GS8E, the proposed replacement dwelling must not be materially larger than the existing dwelling, and any development must ensure that it preserves the openness of the Green Belt.

In terms of floor area, the original property measures approximately 66.9sqm, excluding the rooms within the roof space (GS8E states that the rooms in the roof space are not counted towards the floor area). The Previous approval to extend the property which was granted planning permission under reference 2015/1191 had an overall floor area of 133.7sqm. This proposed replacement dwelling has an overall floor area of 129.7sqm, in comparison the current application would see the floor area reduced by approximately 4sqm.

The dwelling proposed is therefore smaller in overall floor area, and is reduced in height by approximately 500mm. The proposal is considered acceptable in principle in accordance with policy GS8E and the NPPF.

Residential Amenity

No objections have been received from neighbouring properties. Due to the land levels the proposed roof height will result in the ridge height of the host property measuring under the height of the closest neighbouring dwelling to the west, therefore it is not expected to impact greatly on residential amenity in terms of overshadowing.

There is a proposed side facing window at first floor level that would serve the master bedroom ensuite, however this would be obscurely glazed and would therefore not cause any significant overlooking or loss of privacy to the neighbouring property.

The proposal is not expected to cause any disproportionate overshadowing, or overlooking which is consistent with the advice in the adopted SPD Designing New Housing Development or the design principles set out in CSP29.

Visual Amenity

Warren Lane consists of a variety of differently designed properties of 1 and 2 stories in height, set back and with staggered building lines. Many of the properties have been modernised by way of extensions, others have been demolished and replaced with new modern dwellings built in their place. Due to the location of the site within the Green Belt, there is a limit on the amount of extensions that can be built and limited size of replacement dwellings to ensure that the openness of the Green Belt is retained in accordance with Policy GS8E.

The external appearance of the existing property is a traditional bungalow constructed of red brick with a tiled hipped roof. In comparison the replacement dwelling would have a more contemporary appearance with expanses of glazing to the front elevation. This is considered to reflect the changing character of Warren Lane. The proposed dwelling would be constructed of natural coursed stone with a Welsh slate roof which is considered to be an improvement to the dwelling it replaces. In addition it is in keeping with stone built properties within the surrounding area.

As the property is set back from the road, the proposals will not pose a dominant feature within the street scene or harm the openness and character of the Green Belt. The pitched roof design will relate well to the surroundings, and the proposed dormer bungalow would be in keeping with the area. As such the proposal is considered acceptable in terms of visual amenity and in compliance with Policy CSP 29 in the adopted Core Strategy.

As with the previous application, due to the proposal being set in the Green Belt and as the replacement property is of the maximum floor area allowed for under policy GS8E, it is recommended that permitted development rights should be removed in order to prevent further extensions without requiring planning permission.

Highway Safety

Access is already established by the existing dwelling and these arrangements will remain unchanged. Consequently Highways DC raised no objections and there will be no impact upon highways safety subject to the recommended conditions.

Recommendation

Grant subject to conditions:-

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out strictly in accordance with the plans (Dated May 16 Rev A, Site Plan drawn at 1:200) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.
Reason: To safeguard the openness and visual amenities of the Green Belt in accordance with Core Strategy Policy CSP 34, Protection of Green Belt.
- 4 No development or other operations being undertaken on site shall take place until the following documents in accordance with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:
- Tree protective barrier details
 - Tree protection plan
 - Arboricultural method statement
- No development or other operations shall take place except in complete accordance with the approved methodologies.
Reason: To ensure the continued well being of the trees in the interests of the amenity of the locality.
- 5 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained. The approved hard landscaping details shall be implemented prior to the occupation of the building(s).
Reason: In the interests of the visual amenities of the locality.
- 6 The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.
Reason: To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement.
- 7 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.
Reason: In the interests of the amenities of local residents and in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.

- 8 No development shall take place until full details of the proposed external materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29, Design.

PA reference :-

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BARNESLEY MBC - Economic Regeneration

Service Director: David Shepherd
Westgate Plaza One, Westgate,
Barnsley S70 9FD
Tel: 01226 772621



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