

**PLANNING COMMITTEE – 18<sup>th</sup> October 2022**

**REFERENCE NUMBER:** 22/00423/FLH      **Application Expiry Date:** 27.10.2022  
**Application Type:** Full application

**Proposal Description:** Construction of single storey side extension and single storey rear extension to outbuilding (Conservation Area) (Amended Plan)

**At:** 1 Sloade Lane Ridgeway Sheffield S12 3YA

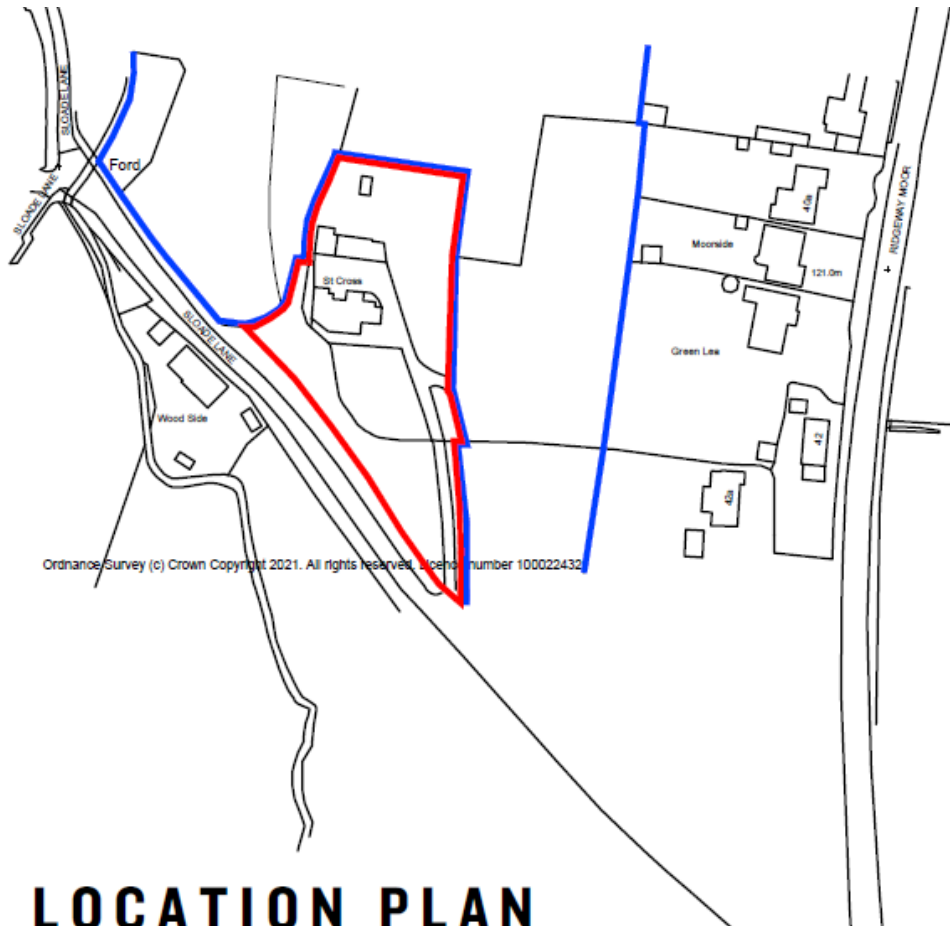
**For:** Mr A Renwick

**Third Party Reps:** 0      **Parish:** Eckington

**Ward Name:** Ridgeway And Marsh Lane

**Author of Report:** Stephen Kimberley      **Date of Report:** 03.10.2022

**MAIN RECOMMENDATION: APPROVE**



**LOCATION PLAN**

## **1.0 Reason for Report**

- 1.1 This application is being considered by planning committee due to the applicant being the partner of a North East Derbyshire Councillor.

## **2.0 Proposal and Background**

### **Site Description**

- 2.1 The application site comprises a large detached dwelling with a separate large outbuilding which appears originally to have been a coach house. It is this outbuilding which the application seeks to extend.
- 2.2 The outbuilding is mainly brick built with a red brick and a decoration formed by buff bricks. In addition the western side has the date of the building formed by those buff bricks of 1860 in roman numerals. The eastern side has further decoration formed by bricks and a small dovecote. The front of the building has a double door entrance, two stable doors and three other openings. The openings all have stone lintels and cills.
- 2.3 The rear of the building is set into the slope with only the first floor visible from the rear with the wall here having a utilitarian finish. The west side has the remains of a breeze block and brick single storey extension whilst the eastern side has a single storey open extension used as a garage.
- 2.4 The building has a pitched roof with decorative tiles which are in two colours and placed so as to form a diamond pattern on the roof slope. There is a small dormer on the front with a clock face.
- 2.5 The building front faces a small courtyard and the main house It is well hidden from public views screened by both the topography and the main dwelling itself. There is a small track to the west providing access to the upper level and trees and some outbuildings on the higher level.
- 2.6 The building is used primarily for adhoc storage with most of the upstairs currently empty.
- 2.7 The materials are to match existing and can be controlled by condition with samples to be provided. Brick detailing is shown on the elevations which would need to be adhered. Other conditions can control the use of Conservation rooflights on this building in a Conservation Area.
- 2.7 The site is located outside of any Settlement Development Limits and within the North East Derbyshire Green belt and the Moss Valley Conversation area.

### **Proposal**

- 2.8 Full permission is sought for the demolition of a ground floor extension and its replacement with a narrower extension and the erection of an extension to the rear at the higher first floor level The use would change to be ancillary

accommodation for a person of limited mobility with main elements all being on one level. This floor would be accessed via the upgrading of a track to the west.

- 2.9 The side extension replaces an existing extension but is narrower in width reducing the width from by 2m from 5.45 m to 3.3. This element would provide a new garage and would have a flat roof.
- 2.10 The rear extension at the higher level measures 9.2m in width and be a maximum of 4.2m in depth. It provides a lounge kitchen and bedroom with a large ensuite. It would have windows to the rear and sides. The design is to have a pitched roof similar to that of the main roof except for the dining area which would be largely glazed and with a roof lantern. . There would also be two rooflights on the rear roof slope to provide illumination to a storage area
- 2.11 The ground floor of the existing building would be converted to provide accommodation for a carer with a bedroom living room and shower. Openings in this area would remain the same except for extra windows in the doors of the existing doors.

### **3.0 Amendments**

- 3.1 Amended floor plans were published by the Council on the 18<sup>th</sup> August 2022 with amended elevations being published on the 1st September 2022 . The revisions followed discussion with officers including the Conservation Officer and removed a first floor side extension and changed the shape of the rear extension to blend better with the existing building.

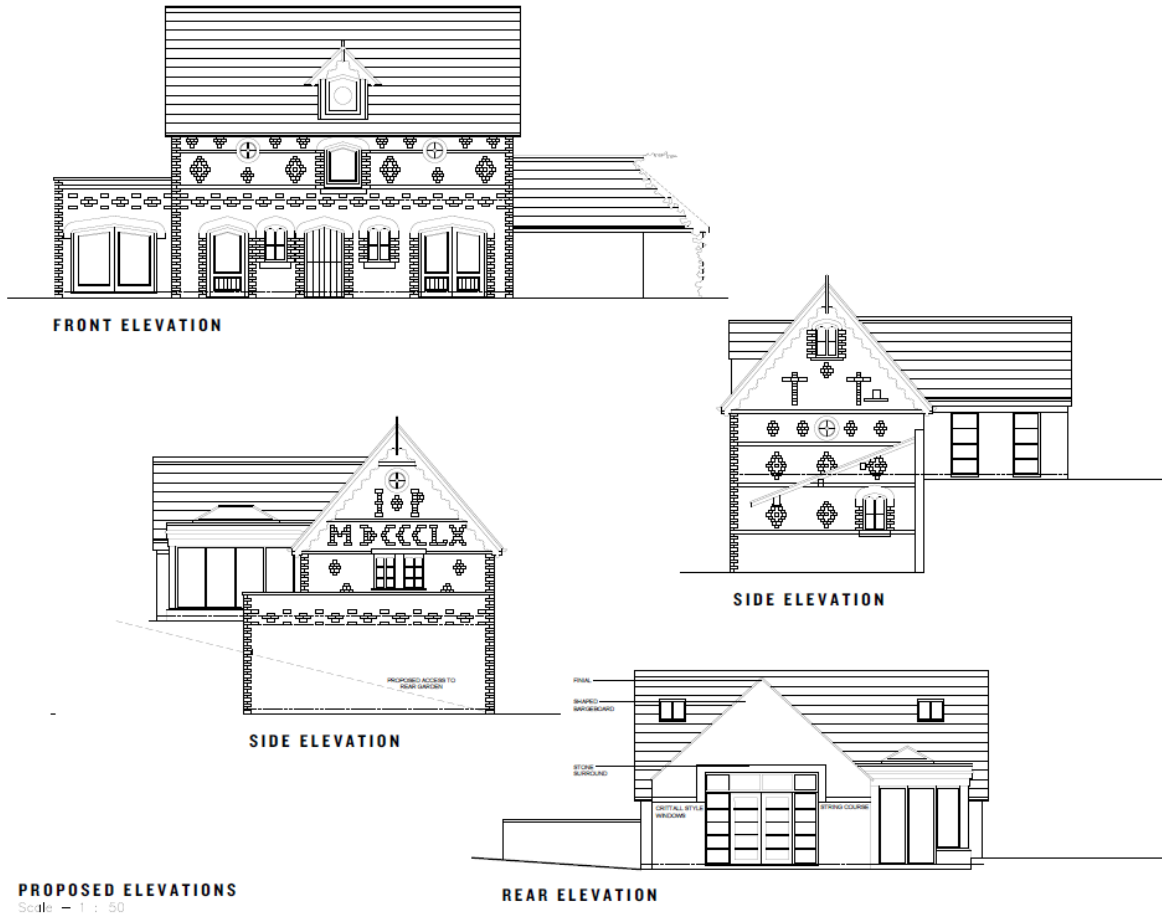


Figure 1: Revised Elevations

#### 4.0 Relevant Planning History

4.1 None relevant

#### 5.0 Consultation Responses

5.1 The **Parish Council** have provided no comment.

5.2 The **Ward Member** have provided no comment

5.3 County **Highways Authority** (HA) have provided no comment

5.4 **Conservation Officer (CO)** has provided some comments following the submission of amended drawings. These comments generally supported the revisions and particularly welcomed the reduction of the side extension from two storey to a narrower single storey extension. It was also suggested that the single storey element should be set back which has been done on the latest plans received on 01 September.

5.5 As regards the north extension the CO stated that subject to details the back elevation and extension will not harm the significance of the coach house. The

modern form would help maintain the subservient nature of the extensions. Rooflights should be traditional conservation rooflights and a flat rooflight for the dining area is encouraged. The CO also suggests a different glazing arrangement to harmonize the north elevation and this has not been done by the applicant

## **6.0 Representations**

- 6.1 The application was publicised by way of neighbour letters press advertisements and the display of a site notice. No letters of representation have been received.

## **7.0 Relevant Policy**

### **North East Derbyshire Local Plan (Adopted November 2021)**

- 7.1 SS1: Sustainable Development  
SS10: North East Derbyshire Green Belt  
LC5: Residential Extensions  
SDC3: Landscape Character  
SDC5: Development within Conservation Areas  
SDC12: High quality Design and Place-Making

### **National Planning Policy Framework (NPPF)**

#### **7.2 National Planning Policy Framework**

The overarching aims of the revised National Planning Policy Framework (NPPF) are also material in the assessment of this application.

Section 16 (paragraphs 189 – 208) relates to Conserving and Enhancing the Historic Environment. The NPPF states that Heritage Assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

## **8.0 Planning Issues**

### **Principle of Development**

- 8.1 The application site is situated outside of any established settlement development limits in an area designated as Green Belt and the Moss Valley Conservation Area.
- 8.2 Local Plan Policies require that developments within the North East Derbyshire Green Belt are not detrimental to the visual amenities of the Green Belt or conspicuous by virtue of their siting, design or materials of construction. Policies within the National Planning Policy Framework identify that the construction of new buildings in the Green Belt are inappropriate development, and this

definition includes disproportionate additions to buildings over and above the size of the original building. Inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances.

- 8.3 The proposals will extend the original building by approx. 40% with the large extension at the rear and the side single storey extension. It is considered that this represents a disproportionate addition to the original building and accordingly the proposal should not be approved unless it is considered that there are very special circumstances to approve the proposal.
- 8.4 In this case it is the Officers belief that a combination of factors combine to give rise those very special circumstances.
- 8.5 The first is that under the scheme the existing poorly built breeze block and brick side extension would be demolished and in its place will be a narrower side extension built of materials to better blend in with the original building. In addition a number of outbuildings at the rear would also be demolished including an old pig pen and a prefabricated garage.
- 8.6 Taking these into account the volume for the proposal would be 664 cubic metre instead of the 640 cubic metres of existing buildings. This would mean that net the proposal would not be a disproportionate increase in size. Conditions can be imposed to remove PD rights for outbuildings as well as requiring the demolition of the outbuildings mentioned.
- 8.7 Secondly the proposal would bring the building back into a more productive use ensuring the longevity of this interesting historic building. This would be beneficial to the character and appearance of the Conservation Area.
- 8.8 Thirdly the proposal is needed to provide suitable accommodation for an elderly relative who has limited mobility. The accommodation would provide both a level and easily accessible living space together with accommodation for a potential live in carer.
- 8.9 Whilst any one factor on its own may not constitute very special circumstances it is felt that a combination of all three does give rise to those circumstances and according the proposal can be recommend for approval

#### **Design and Impact on the Character of the Conservation Area**

- 8.10 The requirement of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 makes it a statutory duty for Local Planning Authorities to have special regard to the desirability of preserving or enhancing the character and appearance of the Conservation Area.
- 8.11 Policy LC5 of the NED Local Plan requires that new extensions should be in keeping with the property and street scene and create good design which is well-related to its site and surroundings in terms of their style, proportion and materials and should avoid significant loss of privacy and amenity for the residents of neighbouring properties

- 8.12 The Conservation Officer has commented on the revised proposals. They consider that the single storey extension is acceptable and that the northern extension at the rear, subject to details will not harm the significance of the coach house. In line with the Officers comments the side extension is to be set back and will include use of the two brick colours to replicate patterns elsewhere on the building.
- 8.13 In order to control those details conditions should be imposed to control materials, with samples being required, and the use of Conservation rooflights on the rear roof slope.
- 8.14 Overall, it is considered the proposals are of a scale, design and materials that complement the host dwelling, and the proposals would preserve the character and appearance of the Conservation Area. The proposal conforms with Policies SS1, SS10, SDC3, SDC5, SDC12 and LC5 of the Local Plan.

#### **Impact upon Neighbouring Properties/Land Uses**

- 8.15 Local Plan Policy SDC12 seeks to ensure that new development protects the amenity of existing and creates a good quality of amenity for future occupiers.
- 8.16 The application site is located outside of settlement development limits with the nearest properties being Green Lea approx. 105m to the east and Woodside approx. 49 metres to the south west. Neither of these properties will have clear views of the proposals either screened by the topography or the main house of St Cross
- 8.17 In view of the sufficient separation distances and the screening, Officers do not consider the scheme to have any overriding or harmful impacts on nearby residential neighbours.
- 8.18 The proposals will not be easily seen from any public vantage points. Resultantly, it is our view that the proposal would not have any significant impact on the neighbouring properties, surrounding area, character of the Moss Valley Conservation Area or the Green Belt.
- 8.19 Overall, it is considered that the proposed scheme represents acceptable development that is neither harmful to the application site, neighbouring properties or the street scene of Main Road and therefore, the proposal conforms with Policies SS1, SS10, SDC3, SDC5, SDC12 and LC5 of the Local Plan.

#### **Highway Safety Considerations**

- 8.20 Paragraph 111 of the NPPF (2021) states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

- 8.21 The proposal will not involve any changes to the access point. A new access road would be provided from the existing rear parking area to the rear of the building to provide level access to the new rear extension.
- 8.22 It is considered that a future use of the building as a separate home may introduce highway considerations that have not been considered and therefore a condition requiring the use to be tied to the main house should be imposed.
- 8.23 In conclusion, there are no highway objections to the proposal and it is therefore considered that the application accords with Local Plan Policy.

### **Summary and Conclusion**

- 9.1 Having taken into account all the material considerations, it is considered that the proposed extensions do result in a disproportionate extension to this building in the Green Belt however there are felt to be a number of factors which combine to give rise to the very special circumstance to allow the approval of the application. These factors are the removal of existing buildings and poorly designed constructions, the fact that the result will ensure the productive use of a distinctive historic building and ensure that it would be maintained, and the personal circumstances to allow for a building to fit the needs of the limited mobility occupier and their carer.

### **10.0 Recommendation**

**GRANT** Full Planning Permission subject to the following conditions with the final wording and content of the conditions delegated to the Planning Manager (Development Management)

- 1 The development hereby permitted shall be started within three years from the date of this permission.
- 2 The development hereby approved shall be carried out in accordance with the amended plans referenced  
  
Site location Plan PL01C Dated 22/07/2022  
Proposed Elevations PL05A Dated 23/07/2022  
Proposed Floor Plans PL04B Dated 25/07/2022  
  
unless otherwise specifically agreed in writing by the Local Planning Authority or otherwise required by any other condition in this decision notice.
- 3 The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as St Cross and shall not be severed from the main house as a separate dwelling.



- 4 Before development starts, precise specifications (including the manufacturer, range and colour details where applicable) or samples of the walling and roofing materials to be used, shall be made available on site for inspection, and subsequent written approval, by the Local Planning Authority . The development shall then be carried out in accordance with the approved details.
- 5 Before works start on the extensions the pig pen and prefabricated garage to the rear of the building shall be demolished.
- 6 Notwithstanding the provisions of Article 3(1) of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order) no curtilage buildings (Part 1 Class E) shall be erected without first obtaining planning permission.
- 7 All the existing slate shall be set aside for re-use. Any shortfall shall be made up of natural slates to exactly match the existing in shape, size, colour and texture. All fixings shall be corrosion resistant. Before re-roofing starts, samples of any additional slates and fixings required shall be made available for inspection on site, and subsequent written approval, by the Local Planning Authority. The approved slates and fixings shall then be used to roof the approved building/structure. The roof shall be retained as such thereafter.
- 8 Before any above ground works commence, details of the proposed Conservation rooflights shall be submitted to and approved in writing by the Local Planning Authority. The rooflights shall then be installed as approved and retained as such thereafter.