
2023/0571

Mr T Jewitt

Raising of roof and addition of dormers along with single storey utility room and porch extensions.

4 Church Lane, Cawthorne, Barnsley, S75 4DW

Site Location & Description

Church Lane is a quiet residential no-through road located off Church Street within Cawthorne, which provides access to the churchyard associated with All Saints Church. It is characterised by a mix of single, one and half, and two-storey detached properties, with a mix of housing age, styles, and designs, with no uniform character. The rear of the properties fronting onto Kirkfield Close are located to the east beyond the private access road and a slightly elevated position. The Cawthorne Conservation Area boundary runs to the east, incorporating the properties along Kirkfield Close but not the property subject to this application.

The application relates to a late 20th Century, single-storey, detached artificial stone-clad dwelling located along the southern spur of Church Lane, which is characterised by more modern dwellings. The property occupies a modest plot on the western side of Church Lane and is set back from the access road and at a slightly lower level to it. The property benefits from an attached garage which is located at 90 degrees to the dwelling and along the southern boundary. It is attached to the front elevation of the property and designed with a flat roof. The dwelling is designed with a portico to the front elevation. The rear garden is enclosed by mature vegetation, with further mature vegetation to the front of the dwelling. Due to the slope of the site, the dwelling is constructed with under-build at the rear north-western corner.

Proposed Development

The applicant seeks permission to increase the height of the dwelling, by approximately 1m and the installation of 1no pitched roof dormer to the front elevation and 2no pitched roof dormers to the rear elevation, to create living accommodation within the roof space; along with the erection of a first-floor rear extension, the erection of a single storey side extension and the erection of a single storey front porch extension. The side extension is to form a utility extension to the western elevation of the garage and to the southern side elevation of the dwelling, projecting 3.3m from the western elevation of the garage and 3.5m from the side elevation of the dwelling. The porch extension is to infill the existing portico to the front elevation.



Front Elevation



Proposed Ground Floor Layout
1:100 AT A5.

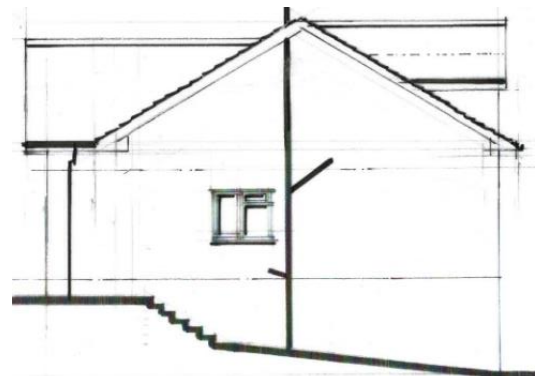
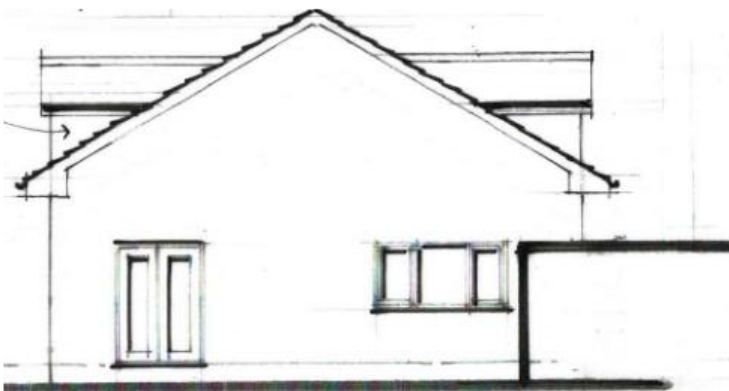


Rear Elevation

Proposed Elev



Proposed First Floor Layout
1:100 AT A5.



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 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.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Local Plan

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

Policy GD1 General Development
Policy HE1 The Historic Environment
Policy HE2 Heritage Statements and general application procedures
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 sets out the Governments 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.

Chapter 16 relates to the conservation and enhancement of the historic environment.

Paragraph 194: Identify and assess heritage significance including the setting and the effect of a proposal.

Paragraph 195: Great weight given to an asset's conservation, irrespective of the degree of harm.

Paragraph 200: Any harm to or loss of significance will require clear and convincing justification.

Paragraph 206: Local Planning Authorities should look for opportunities for development within conservation areas and within the setting of heritage assets that enhance or reveal significance.

Cawthorne Neighbourhood Plan

The Neighbourhood development Plan, objective 3 states that:

"To protect the distinctive built heritage and character of Cawthorne Village and Parish by ensuring new development is designed sensitively, conserves and enhances its significant buildings, places, and their setting. (Through Policies C7, C8, C9 and C10)"

The following policy is of relevance to this application.

Policy C8 Protecting Non-Designated Heritage Assets

The assets shown on Map 13 have been identified for protection as non-designated heritage assets, including amongst others:

4. Kirkfield Close

Consultations

Conservation Officer – no objections.

Highways DC – no objections.

Cawthorne Parish Council – No comments received.

Representations

Neighbour notification letters were sent to surrounding properties; one letters of representation has been received; in relation to:

- Overlooking
- Adverse impact on locally important views

Assessment

Principle of development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety. The site is located adjacent to the Cawthorne Conservation Area, however, outside the boundary.

Visual Amenity

Church Lane is a quiet narrow road located off Church Street, Cawthorne providing access to All Saints Churchyard and several properties along its length; the dwellings are a mix of styles, designs, and construction materials. The dwellings along the southern spur of Church Lane are located outside of the Conservation Area.

In terms of the contribution to the setting of the Conservation Area, 4 Church Lane is a neutral presence. It is not an historic building or one of architectural merit. However, its materials and recessive appearance (particularly when viewed from the east) allows the building to harmonise with the setting. The proposal seeks to raise the roof to accommodate an extra floor within the building served by front and rear dormers. To the front this amounts to a raising of the roof, a single dormer, and a single new gable window. To the rear the changes are more far reaching and include two pitched roof dormers and a first-floor extension of the central (existing gable) to include a new full height window at first floor level.

The Conservation Officer has been consulted on the application and considers that the changes to the dwelling will have little harm on the Conservation Area. The raising of the roof may marginally impact noncritical views out of the conservation area. However, the increase in height, is on balance minimal and will not harm the setting of the Conservation Area. Some minimal, but glimpsed views of the proposal site are possible from Tivy Dale Close and St. Julien's Way to the west. However, a clear view of the property is difficult, due to screening of the property by vegetation. It is also noted that the proposed increase in the roof height is consistent with neighbouring dwellings in this location and it is considered that from the medium and further distance view, the increase in height will not appear out of place. The Conservation Officer has raised no objection to the proposal subject to the removal of the glazing in the apex of the gable which has been undertaken and results in the proportions of the opening matching those on the rest of the dwelling.

It is proposed to increase the eaves and ridge heights by approximately 1m,, the increase in eaves height ensures that the dwelling remains balanced rather than appearing 'top heavy'. As mentioned previously, there is no uniform house style within Church Lane, with a mix of single and two storey properties and therefore differing ridge heights. Whilst it is proposed to increase the ridge height of the dwelling, it would not be out of character with the area given that the neighbouring property to the south is a two-storey property and therefore ridge height.

Supplementary Planning Document – House Extensions and other Domestic Alterations states that the design of dormer windows should reflect the character of the area and the surrounding buildings. Usually, vertically proportioned dormer windows with pitched roofs are traditionally found in the Barnsley area. Flat roof dormers which tend to larger and have a horizontal emphasis are considered aesthetically inferior and are not normally acceptable.

Whilst there are no dormer windows located within the front elevation of the surrounding dwellings, given that the proposed dwelling is located within a secluded location and within a prominent position; the inclusion of a front dormer window is considered acceptable in this instance.

The materials proposed in the construction of the dormer windows, the increase in height of the front and rear gable projections, the rear extension and the infilling of the front portico are to be

of stone to match the original dwelling. It is proposed to clad the side cheeks of the dormer window to in a UPVC to match the fascia/soffits which are currently of a light oak colour; however, it is proposed to change the fascia boards and soffits during the re-development of the property. The agent has also confirmed that stone to the dormer cheeks was considered, however following advice from a structural engineer it wasn't deemed feasible; therefore, it is considered prudent to include a condition requiring the material detail of the dormer cheeks to be submitted and approved prior to their installation given the proximity of the dwelling to the Conservation Area.

It is therefore considered that the proposed extensions and alterations are acceptable in terms of visual amenity and in compliance with Local Plan Policies HE1 and D1, and Cawthorne Neighbourhood Plan Policy C8.

Residential Amenity

The applicant seeks permission to increase the ridge height of the main dwelling, the forward gable projection, the rearwards projection, and the installation of 3no dormer windows to create additional living accommodation within the roof space.

The increase in height and installation of dormer windows would introduce first floor habitable room windows to both the front and rear elevations. Supplementary Planning Document – House Extensions and other Domestic Alterations states that a distance of 10m should normally be provided between rear-facing windows in the first floor and the rear boundary; 21m should be maintained between facing habitable room windows. whilst this distance is not specified within the House Extension SPD, it is within Supplementary Planning Document – Design Housing Development which applies to new dwellings and is therefore relevant.

Due to the location of the application property in what is tantamount to a back-land location; it is relevant to apply the 10m separation distance to the front and rear boundaries given that private rear gardens associated with the properties on Kirkfield Close are located to the front (east), with the rear gardens of properties located on Tivy Dale Close located to the rear (west). The application property is set back from the front boundary and at a slightly lower level than the private driveway serving the dwelling. The front elevation is located 18m from the rear boundary with the dwellings on Kirkfield Close and 36m from the rear elevation of these properties; therefore, well in excess of the minimum separation distances required between the two properties.

Whilst the footprint of the dwelling is not to increase at the rear elevation, the proposal would create an additional floor level to incorporate within the roof space and would include a habitable room window at first floor level, which could increase levels of overlooking of the property to the rear. However, as the footprint is not increasing, it would not project closer to the rear boundary than the existing dwelling and a minimum of 10m is retained to the rear boundary. In addition, the extensive trees and shrubbery located along the rear boundary would provide adequate screening of the property beyond.

As such the increase in height and the inclusion of habitable room windows on the front elevation are not considered to increase levels of overlooking of the rear of the properties located on Kirkfield Close, nor the rear of the properties located on Tivy Dale Close.

The increase in height of approximately 1m is not considered to increase levels of overshadowing or reduce levels of outlook of the neighbouring properties due to their location within their plots and in relation to their orientation in relation to the path of the sun.

The single storey utility room extension to the southern elevation of the dwelling; to the side/rear of the attached garage, would be located to the north of the adjoining property, and within the building line of the original dwelling and as such would not result in a significant increase in overshadowing and due to the orientation of the neighbouring dwelling to the south, would not result in a loss of outlook.

The alterations to the front elevation include the infilling of the existing portico, which is open on the eastern and southern elevations and due to the distances from the existing boundaries and the inclusion of the existing boundary treatments, would not result in an increase in overshadowing or reduce outlook.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook of neighbouring properties to a detrimental level and is in compliance with Local Plan Policy GD1.

Highway safety

The proposed development would not result in the loss of off-street parking nor in the requirement for additional parking provision. The garage, whilst of a unique shape, is of a sufficient size to be considered a parking space, this, in addition to the driveway to the front of the garage provides sufficient space to accommodate 2no parking spaces and as such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4.

Conclusion

Based on the assessment above it is considered that on balance 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 or upon highway safety and as such is in compliance with Local Plan Policies GD1, HE1, D1 and T4, and Cawthorne Neighbourhood Plan Policy C8 and is acceptable.

Recommendation

Approve with conditions.