

2021/1648

Mr Sam Cartwright

5 Lower Collier Fold, Cawthorne, Barnsley, S75 4HT

Single storey side extension, two storey rear extension, and raising of eaves height of dwelling

Site Description

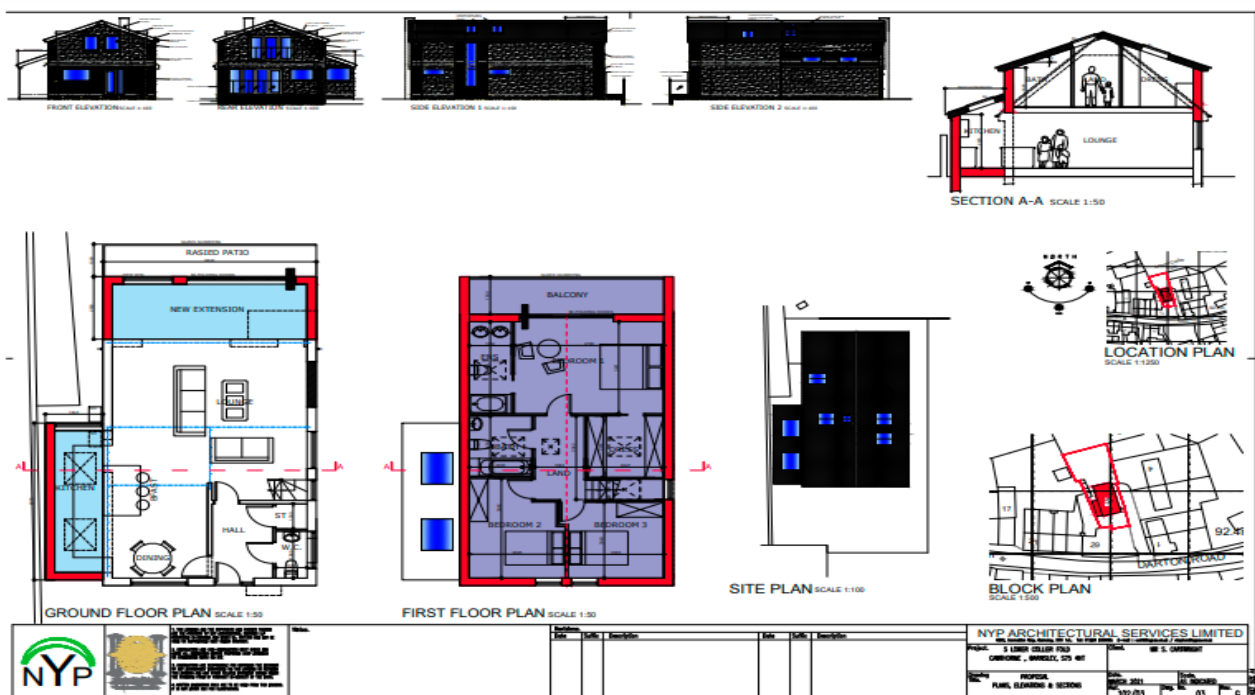
The dwelling is a dormer bungalow constructed sometime after 1960 as the map shows two properties running to the north attached to the present day 29 Darton Road. These appear to have been demolished after 1960, and the existing dwelling was then constructed in their place. The materials, design and character appear to be late 1960's or 1970's in age. Currently, the dwelling is a non-descript dormer bungalow with square shed dormers to the east and west roof slopes, a stone external chimney to the front and a square entrance porch to the rear. The walls are generally brick with small render panels and there are concrete interlocking tiles on the roof. From Darton Road the building is not at all prominent and does materially form part of the streetscape / public realm. The property sits within Cawthorne conservation area. The existing buildings surrounding the site are residential properties with various external finishes from natural stonework, pebble dash render, render and timber boarding. Roof finishes are primarily natural stone works and blue slates.

Planning History

B/00/1468/PR - Erection of side attached garage (Historic)

2021/0561 - Erection of single storey side extension, two storey rear extension and lifting of eaves of dormer bungalow (Approved with Conditions)

Proposed Development



The applicant is seeking approval for the erection of a single storey side extension, a two-storey rear extension, the raising of the eaves height of dwelling and a raised patio area. The rear extension will project 2.5 meters from the rear elevation of the dwelling. The extension has a width of 6.83 meters. The extension will feature a pitched roof with a ridge height of 6.27 meters and an eaves height of 4.57 meters. The materials used will be render and sandstone.

The side extension will project 1.9 meters from the side (west) elevation of the dwelling. The extension has a width of 6.22 meters. The extension will feature a mono-pitched roof with a ridge height of 3.6 meters and an eaves height of 2.52 meters. The materials used will be render.

The eaves height of the dwelling will be raised to 4.57 meters with the ridge 6.27 meters. The raised patio area projects 1.3 meters from the rear elevation of the dwelling and has a width of 5.55 meters. It will be raised 0.75 meters above the ground level and features 1.35 meters high glass guarding.

Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise. The recently revised National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

Local Plan Allocation – Urban Fabric / Cawthorne Conservation Area

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy D1: High quality design and place making – Supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

Policy HE1: The Historic Environment – States that development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas and Listed Buildings.

Supplementary Planning Document: House extensions and Other Domestic Alterations

This document establishes the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals should;

- Be of a scale and design which harmonises with the existing building;
- Not adversely affect the amenity of neighbouring properties;
- Maintain the character of the street scene; and
- Not interfere with highway safety

The above principles are to reflect the revised principles in the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places to live and work and helps make development acceptable to communities. It's important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes. Within section 12, paragraph 134 states *"development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes"*.

Consultations

The LPA's Conservation Officer was consulted and raised no objections.

Highways Development Control (DC) were consulted and raised no objections.

Cawthorne Parish Council were consulted and provided no response.

Representations

Neighbour notification letters were sent to surrounding properties and the application was advertised via a site notice and press notice, no comments were received.

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, highway safety and the conservation area.

Impact on the Cawthorne Conservation Area

This is a minor alteration to the already approved scheme (2021/0561) that reduces the number of rooflights, alters the gable glazing from a triangular tapered design to a more traditional rectilinear design and adds a small rear patio. Ultimately this is of no consequence to the setting of the conservation area and the existing dwelling is of no architectural or historic group value.

Visual Amenity

The property does sit within the Cawthorne conservation area, although at present the building has no historic or architectural value (to the conservation area) and is not particularly sympathetic as a form. There are a number of building styles within the immediate locality and the proposals would reflect this varied style and would not be out of keeping. The use of sandstone to selected elevations breaks up the continuous render and to the roof, the use of conservation specific rooflights which are low in profile, black, vertically emphasised and have a single vertical divider are also suitable.

The SPD states that '*materials should normally be of the same type, colour and texture to the existing house or as close a match as possible*'. In this case, the proposed materials do not match but have already been approved under application 2021/0561. The proposals include the use of render and sandstone as the main materials. Both of these materials can be seen within the immediate vicinity.

The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Residential Amenity

No objections have been raised from neighbouring properties on Darton Road or within Lower Collier Fold. The proposed extensions will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. Additionally, the removal of the dormer windows removes some of the overlooking issues that currently exist. The proposed balcony is to the rear of the property and would overlook open fields as would the proposed raised patio which is also set to the rear and the only major change as part of the revised application. Windows to side elevations have been purposefully kept to a minimum and three rooflights have been removed as part of the revised application. The raising of the roof height would not appear out of character within the street scene and has already been approved under application 2021/0561.

The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

There will be no impact upon highway safety.

Recommendation

Approve with conditions