

2020/1354

Mr and Mrs Gill

Variation of condition 2 of application 2018/1082 (Demolition of existing dwelling and erection of new dwelling and detached garage) to allow for changes to footprint of garage and additional first floor extension to dwelling

Fairfield, 2 Silkstone Lane, Silkstone, Barnsley, S75 4DX

Background

2018/1082 - Demolition of existing dwelling and erection of new dwelling and detached garage – Approved with conditions

2019/0937 - Discharge of conditions 9 (CMS) and 10 (Coal Mining Report) on application 2018/1082 - Demolition of existing dwelling and erection of new dwelling and detached garage - Approved

Description

Number 2 Silkstone Lane was a large detached hipped roofed dwelling set on a prominent corner plot on the corner of Silkstone Lane and Lane Head Road. The previous dwelling has now been demolished and as can be seen on the photograph below, works are well underway on the replacement dwelling and garage approved under application 2018/1082.

The site is bordered to the east by Silkstone Lane; to the south and west by neighbouring detached properties and gardens and to the north by an embankment of semi-mature trees extending down to Lane Head Road (A635).

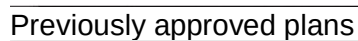
The site is set outside the Cawthorne Conservation Area, but is close to it, being separated by Lane Head Road.



Proposed Development

The proposal approved under planning application 2018/1082 involved the demolition of the existing dwelling and erection of a new 5 bedroom dwelling and detached garage. This variation of condition 2 which relates to the approved plans is a request for the following amendments:-

Proposal showing first floor



SPD 'Designing New Housing Development'

SPD 'Parking' provides parking requirements for all types of development.

Cawthorne Neighbourhood Development Plan (Referendum Version) May 2020

Other Guidance

The South Yorkshire Residential Design Guide.

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 Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the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.

Consultations

Cawthorne Parish Council – No comments received

Ward Councillors – No comments received

Drainage – Details to be checked by Building Control

SYMAS – No objection

Coal Authority – Standing Advice required as an informative

Tree Officer – No comments received

Highways – No comments received

Biodiversity Officer – Bat reports should be undertaken in line with the Ecology Report

Conservation Officer – No objections to amendments

Representations

No comments received

Assessment

Principle of development

The site is located within an area of Urban Fabric where Local Plan Policy GD1 applies. The proposal put forward is for one replacement dwelling which is acceptable in principle in accordance with GD1. All new dwellings proposed must ensure that living conditions and

overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy.

In addition, as the property is set close to the Cawthorne Conservation Area, considerations must be given to the impact on the setting of the Conservation Area in accordance with policy HE1.

The principle of the development has already been established with the granting of the earlier planning permission. This application relates to the variation of condition 2 to allow for some changes to garage and the addition of a first floor extension. These changes and their impacts are discussed below:-

Visual Amenity/Impact on Conservation Area

The proposal is set on a prominent corner plot and is visible from the margins of the Conservation Area and from an important gateway around the area of the green. The proposed changes are fairly minor and include the erection of first floor extension which is to be situated above the approved single storey element to the north elevation. The proposed extension would have a matching hipped roof rather than the previous lean to roof. The proposal also involves the extension of the garage towards the northern boundary in order to provide a larger office/store and wc. As with the existing garage, the extension would be built into the land and would feature a sedum roof.

The Conservation Officer has been consulted and has no objections to the proposed changes and considers the differences on the whole to be very minimal. The change to the garage footprint and the raising to first floor of the small lean-to northern projection will not make a material difference to the setting of the Conservation Area or impinge on neighbouring amenity

The amended proposal is considered to be acceptable in terms of scale and mass and would preserve the character of the nearby Cawthorne Conservation Area. In addition, the site is of a significant size and the alterations to the dwelling including the enlarged garage and first floor extension are felt to be acceptable. As such the proposal is considered acceptable in terms of design and the impact on the Cawthorne Conservation Area in accordance with policy HE1 and D1 of the Local Plan and the Cawthorne Neighbourhood Development Plan.



Residential Amenity

Given the size of the site, the separation distances between the proposed first floor addition and proposed garage extensions to the existing properties comply with guidelines set out in SPD 'Designing New Housing Development'. There would not be any significant overlooking or overshadowing of adjacent properties in compliance with the SPD.

The proposal is considered to be acceptable when measured against the guidelines set within the SPD 'Designing New Housing Development' in terms of residential amenity and the proposal complies with policy GD1 of the Local Plan.

Highway Safety

The Highways Officer has not commented on the proposal. The extension to the garage would not alter the access, parking and turning areas within the site and is therefore acceptable.

Impact on Trees

The Tree Officer has been consulted and has not commented on the proposal. The alterations should not have a significant impact upon the adjacent trees and will not require the removal of any further tree cover, nor detrimentally impact on the health and appearance of the retained offsite tree cover. In terms of the protection of retained trees, an updated arboricultural method statement and protection measures have been submitted, therefore subject to the development being carried out with these documents there should not be any significant impact upon the retained trees in accordance with Local Plan Policy BIO1 Biodiversity and Geodiversity.

Biodiversity

A Preliminary Ecological Appraisal was submitted with the original application which recommended in line with best practice guidelines, two bat emergence surveys would be required on the building in suitable weather conditions between May and August, with a minimum of 2 weeks apart. Should a bat roost be observed, a European Protected Species Mitigation Licence (EPSML) from Natural England to allow works that would otherwise be classed as unlawful. In the event that a bat roost is not observed, as bat droppings have been found, the building could be demolished under a Method Statement. A condition was applied to ensure that the recommendations of this report are followed in accordance with Local Plan Policy BIO1. The applicant states that the relevant surveys have been carried out in accordance with the above and the building has now been demolished.

Recommendation

Approve subject to conditions