

2023/0001

Applicant: Andy Couldwell

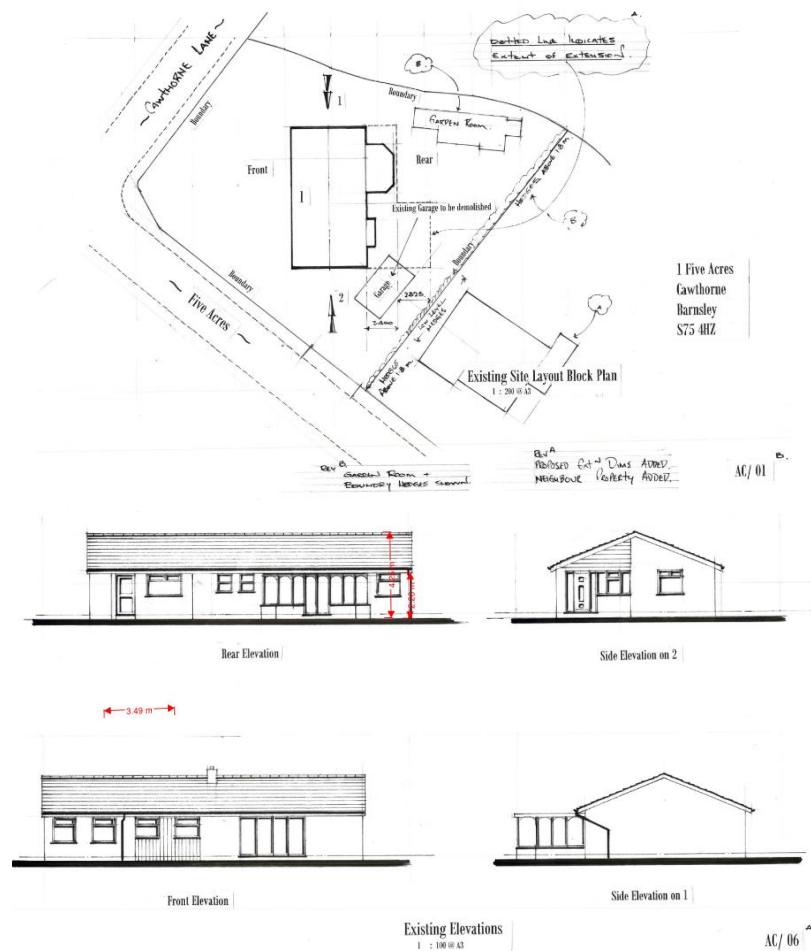
Development: Raising of roof to form first floor extensions and alterations to building including demolition of garage

Address: 1 Five Acres, Cawthorne, S75 4HZ

Site Location & Description

The site is located on the corner of Five Acres and Cawthorne Lane, in Cawthorne Village. Both Cawthorne Lane and Five Acres are characterised by a mix of single and two storey dwellings of differing designs and materials. The site consists of a single storey bungalow with the gable facing Five Acres, built in brick, with stone and panel cladding. There is a flat roofed detached garage located to the side of the property. The property also has a small rear extension and a rear conservatory which will be replaced with the proposals. Within the rear garden is a large timber summer house which has been erected under permitted development. The property benefits from a corner plot with a large garden area, and vehicular access taken from Five Acres.

The property falls within the land allocation urban fabric, with green belt located beyond the rear boundary.

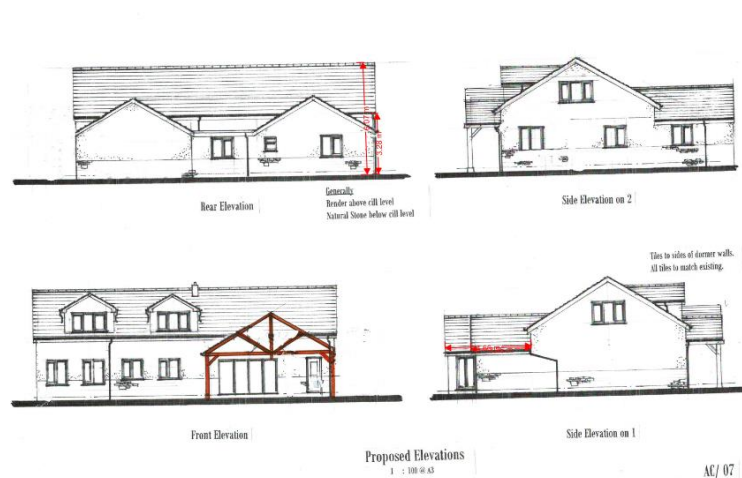


Proposed Development

The property is currently orientated with the gable facing Five Acres and access into the property is taken from this elevation. For the purposes of this application the gable facing Five Acres is the front. The proposal is to change the entrance/ front door to face Cawthorne Lane, and the gable elevation will become a side elevation.

The proposal is to redevelop the existing dwelling by raising the roof height from 4.25m to 6m, the erection of side extensions both pitched and flat roofed, the erection of a timber frame, and the erection of two pitched roof dormers on the adjacent side elevation facing Cawthorne Lane.

The rear L-shaped extension will project to the side by 6m to provide a kitchen/ Diner and 3.25m to provide a bedroom and en-suite. The extensions have been designed with two side facing gables with a flat roof in-between. The additional roof space will provide two additional bedrooms with en-suite and a lounge. The timber frame will project 2m to the side framing the newly positioned entrance. The whole property will be rendered above cill level with natural stone below.



Relevant History

B/96/0024/PR Erection of rear conservatory extension

2020/0949 Demolition of garage and erection of two storey outbuilding with garage at ground floor and storage above

Policy Context

Planning decision should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

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:

Section 12: Achieving well designed places - The Government attaches significant importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

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.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – sets out principles when considering development proposals.

Policy GD1: General Development – sets out appropriate proposals for development.

Policy D1: High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

Policy T4: New Development and Highway Improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure, and convenient access and movement.

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions
Supplementary Planning Document – Parking
Supplementary Planning Document – Cawthorne Village Design Statement

These policies are considered to reflect the Principles in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Highways – No objections to amended plans

Cawthorne Parish Council – Object to the proposals on the following grounds:

- Highways – insufficient site lines from the new access and speed of traffic
- Large garden room already being built, overdevelopment of site.

Representations

1 Neighbour has the following concerns:

- Potential future overlooking issues, what is in place to prevent?
- Impact on culvert
- Highways concerns

Assessment

Principle of development

The site falls within urban fabric and 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.

Residential Amenity

The neighbour has concerns regarding potential future amendments to the proposal by way of the insertion of a window on the gable facing their property. As this does not feature within the proposed plans at this time and is a concern over what may happen in the future, the impact cannot be assessed as part of this application.

Due to the orientation of the property, proposed extensions and existing/ proposed boundary treatment overlooking is not a concern. The proposed upper floor side windows face onto Five Acres and the green belt to the rear, protecting the privacy of the neighbouring properties. The dormer windows will face towards the main road, and again are not expected to cause any privacy issues. The shared boundary with 3 Five Acres consists of hedges approximately 1.8m in height. There is an existing gap with low hedges which will be improved by either a 1.8m mesh screen with evergreen climbers or mature evergreens such as laurel hedges. This will provide a continued screening to enhance privacy from the proposal. A bedroom window and kitchen window will face towards the shared boundary at single storey height. Due to the distance from the boundary and the existing boundary treatment, overlooking from these windows is not cause for concern.

The roof of the property will be raised by just under 2m in height. The ground level starts to raise up as you enter Five Acres, with this site being at the lowest point. The property itself is significantly lower in height than the neighbouring property. When assessed against the existing site conditions, although the proposed alteration to the roof height is significant, the impact is diminished by the surrounding land levels and height of neighbouring properties.

The rear extension will replace the existing flat roofed detached garage. The extension has been designed with a pitched roof with eaves under 2.5m, the gable near to the shared boundary is blank and will be positioned approximately 2.5m away from the boundary. Given the height of the proposal, the distance from the shared boundary and the existing boundary treatment, the impact is not expected to result in significant overshadowing.

The proposals are not expected to cause any significant loss of residential amenity when assessed against Planning Policy in compliance with Local Plan Policy GD1 and House Extensions SPD and are considered acceptable in terms of residential amenity.

Visual Amenity

The host property is located on the corner of Cawthorne Lane and Five Acres. Both Cawthorne Lane and Five Acres are characterised by a mix of single and two storey dwellings of differing designs and materials. Several properties on Five Acres have changed in appearance over the years resulting in a vista of assorted modern properties. The application is to redevelop the existing dwelling by way of extensions, raising the roof height and change to the external materials. When viewed within this setting along with a mix of house types, heights and materials, the proposal is not expected to be an injurious feature within both street scenes.

Side extensions should not project more than two-thirds of the original dwelling width. The proposal projects 6m to the side which is two-thirds of the original dwelling. Usual practice with side extensions is to request a set back from the front to avoid the matching of old and new materials. This proposal will see the redevelopment of the whole property inclusive of the front door relocation. Due to the rendering of the whole property and the modification to the front elevation, in this instance a set back is not deemed necessary. The proposed extensions are single storey height only and when viewed along with the raised roof height will appear subordinate.

The timber frame contrasts with the existing/ proposed materials, however, is not an uncommon feature within this area. As a result the mix of both timber and render is not expected to be an injurious feature within this setting in line with local plan policy.

The Parish Council have concerns regarding the overdevelopment of the site. SPD: House Extensions states that extensions and outbuildings should not occupy a disproportionate amount of private rear garden space and as a general principle should allow the retention of at least half the garden area. As the site is located on a corner plot, it benefits from a large garden area. The existing property is central within the plot with a large surrounding garden area. Although the proposals when viewed together occupy a lot of garden space, at least half of the garden area will be retained in line with Local Plan Policy.

The proposals are therefore not expected to be visually detrimental within the surroundings and is therefore in compliance with Local Plan Policy D1 and SPD: House Extensions and other Domestic Alterations.

Highway Safety

The proposed extension creates additional living space and will see the loss of the existing garage. The plans show the provision of 2 off street parking spaces accessed from Five Acres in line with recommendations within SPD: Parking. The proposal is therefore acceptable in terms of highway safety and in compliance with adopted local plan policy.

Additional considerations

Both the neighbouring property and Cawthorne Town Council have concerns with the potential impact to an existing culvert running across the rear of the site. The original plans proposed a new vehicular access taken from Cawthorne Lane and a new driveway with off street parking provided at the rear of the site. After discussions with the Highways department the rear driveway was deemed unacceptable and as a result was removed from the proposal. The existing vehicular access from Five Acres will remain along with provision for off street parking. The existing culvert will remain unchanged and will not be impacted as a result of this application.

Recommendation

Approve with conditions