
2021/1561

Mrs Kathryn Kellett

Erection of single storey side extension to dwelling (listed building consent)
The Barn, Dark Lane, Cawthorne, Barnsley, S75 4HA

Planning History

94/0297/PR/LB – Demolition of lean to garage and convert barn to dwelling
94/0296/PR – Conversion of Barn to dwelling
91/1067/PR/LB – Conversion of Barn to dwelling
90/1285/PR – Conversion of Barn to form dwelling

Site Description

The property is a Grade II Listed building that was converted from a barn to a dwelling around 1995. The barn is believed to date from the 17th century although has later additions and alterations and is constructed from stone. The property is aligned at 90 degrees to Dark Lane, where access is taken from and is opposite to Brook House which is the closet neighbour, Dark Lane itself serves a small number of properties. The property is also set within Green Belt and Cawthorne Conservation Area.





Proposed Development

This report is to cover 2 applications which cover the planning permission and listed building consent for the following works

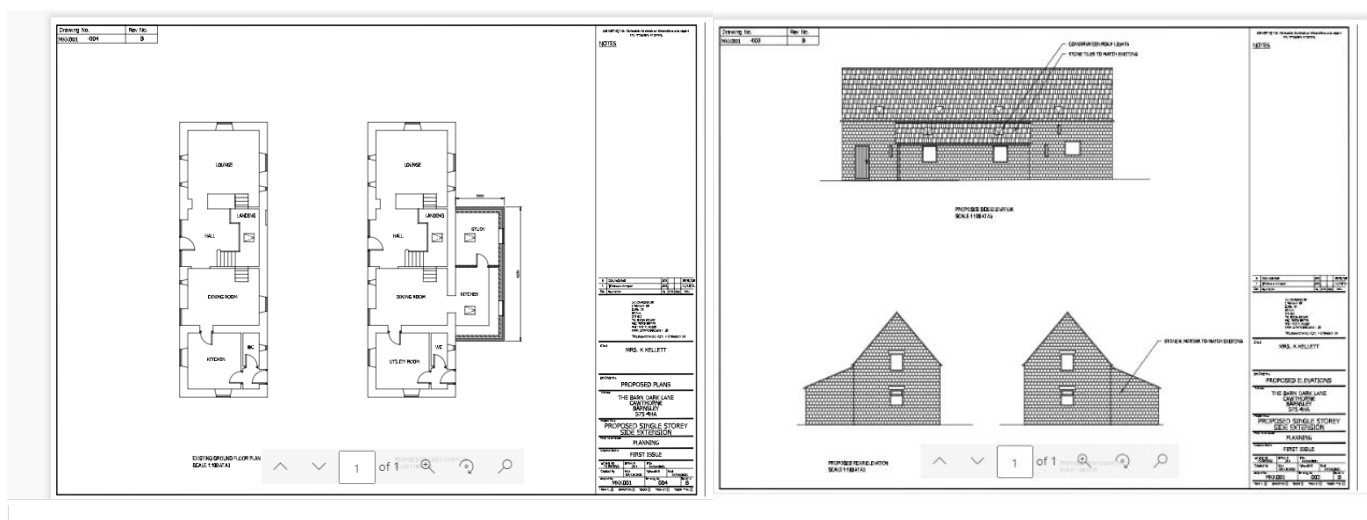
2021/1486 – householder application for Erection of single storey side extension to dwelling

2021/1561 -Listed Building Consent for Erection of single storey side extension to dwelling

The proposal involves the erection of a single storey side extension. The extension would be lean to with a projection of 3m from the side elevation and a length of 8.3m. The proposed extension would have a substantial set back from the elevation facing Dark Lane and would not run the length of the dwelling. The proposal includes two velux rooflights and two windows to the side elevation.

Amended plans were received during the course of the application to overcome objections raised by the Conservation Officer. The amendments consist of:

- Window re-sizing and deletion of top opening casement
- Window No. reduced from four to two
- The new internal doorway now retains the width of the existing window,
- The extension projection is reduced from 4000 to 3000



Policy Context

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 great 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

The new Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011). In reference to this application, the following policies are relevant:

The site is allocated as Green Belt within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy HE1 The Historic Environment
Policy HE2 Heritage Statements and general application procedures
Policy HE3 Developments affecting Historic Buildings
Policy GB1 Protection of Green Belt
Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt
Policy SD1 Presumption in favour of Sustainable Development
Policy GD1 General Development
Policy D1 High Quality Design and Place Making

The NPPF states that an extension to a building is not inappropriate if it does not result in disproportionate additions over and above the size of the original building. We will allow

extensions provided that cumulatively they would not amount to more than a doubling of the size of the original building. Original means as existing in 1948 or, in relation to a building constructed later, as it was built. A house which has been subdivided will not be considered as the original building. In the case of a replacement building, the original building means the building that was replaced.

The sizes of a building as existing and proposed will be compared by reference to their gross floorspace, using the following guidelines:

- Floorspace will be calculated by external measurements of the building.
- Floorspace within roof spaces will not be taken into account.
- Outbuildings will not be taken into account when calculating original floorspace (but will be taken into account when calculating the cumulative additions to the original dwelling).

In respect of this application, paragraph 192 makes reference to proposals affecting heritage assets and what should be taken account of during the determination of such applications.

SPD: House extensions

Supplementary Planning Document - House Extensions sets out 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 for should:

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.

SPD: Barn Conversions sets out the principles relating to barn conversions and extensions and that extensions, when required, should normally be located on the short or gabled elevation of the barn, typically incorporating a single pitch or 'lean to roof' avoiding deviations from a single rectangular plan.

Cawthorne Neighbourhood Development Plan:

Policy C7 – Heritage and Design in the Conservation Area

Consultations

Conservation Officer – No objection to revised plans subject to conditions

Cawthorne Parish Council – No comments received.

Neighbours

Neighbour notification letters were sent to surrounding properties – no comments have been received.

Assessment

Principle of development and impact on Listed Building

As the property is set within the Green Belt policy GB2 of the Local Plan would apply.

Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt: Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:

- Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.

In terms of floorspace, the existing dwelling/s appears on the 1948 OS Plans as an rectangular shaped structure.

As a result, the floor space calculations are as follows:-

Original dwelling:-

91.56sqm

Proposed Extension:-

24.6sqm

The proposal therefore does not exceed the floor area of the original dwelling and is acceptable in principle.

The building is a Grade II listed building and sits within the Green Belt and Cawthorne Conservation Area and Neighbourhood Plan. Local Plan Policy HE3 identifies the importance of securing the continued protection and improvement of the boroughs listed buildings, therefore provided that such works are carried out in a sensitive manner which is respectful of the buildings special character the works are acceptable.

Objections were raised by the Conservation Officer to the original plans and Heritage Statement that were submitted by the applicant. The design access and heritage statement was thin on detail over the significance, impact, and overall rationale for the proposal. Beyond that, plans were lacking some information and a number of elements were not shown in a way that conserves the special interest of the barn. It was noted that the extension was not in accordance with the Barn Conversions SPD without information over the justification and precedent. This was discussed in detail with the Agent and explained the issues and sought to understand why they felt the proposal was justified. In essence it is now clear that the barn was converted in circa 1995 under applications 90/1285, 91/1067 and what appears to be a redesign / resubmission under 94/296 and 297. During the course of this conversion the pre-existing lean-to structure (located where this extension is now proposed) was removed and the bulk of the elevation was re-built. This is clearly evidenced by the photographs included with the updated plans that were taken during the works that show numerous Acrow props and large areas of wall completely missing. The current appearance of the dwelling also illustrates the high degree of rebuilding with the elevation the proposal relates to showing large sections of modern stonework. Consequently, rather than being wholly authentic the building has undergone extensive and far-reaching re-building in 1995 evidenced by the modern wall stone, freshly cut heads and sills a new roof and the false door opening that can be seen at the right hand in the photo below. All told the significance of the building has been eroded long ago, and little beyond internal beams and

framing and some smaller areas of stonework on the elevation in question are retained. The submission remains weak and the design and access / heritage statement still barely describes the proposed works. Even so, on balance there is a precedent that has been demonstrated and that the impact and possible harm is on balance low to negligible. As such the proposal (Revision B) is supported by the Conservation Officer and is considered acceptable, with the previous objection now being removed. The amendments discussed and agreed are as follows:

- Window re-sizing and deletion of top opening casement
- Window No. reduced from four to two
- The new internal doorway now retains the width of the existing window,
- The extension projection is reduced from 4000 to 3000

Residential amenity

The property is set in a large plot with mature trees providing screening to the rear of the property. The Barn is situated within a rural setting, the closest neighbours are Brook House to the east of the application property. The proposed extension is single storey, with a substantial set back from the elevation fronting the lane. Due to the positions of both dwellings and thus the separation distance between the properties there is unlikely to be any significant overlooking from the proposed extension. Whilst the extension has two side elevation windows, these would overlook the applicants own garden and garage.

The proposal is considered acceptable in terms of residential amenity in accordance with the SPD.

Visual Amenity

The proposed single storey extension is set to the side of the dwelling and has been designed with a lean to roof. The applicant has demonstrated that a previous extension of the same design had been present previously. The Conservation Officer has accepted the proposed plans and design following revisions to the proposals. Whilst guidance within the Barn Conversion SPD states that extensions should normally be located on the short elevation to avoid deviating from the rectangular plan, the location of the extension has been deemed acceptable in this instance. The extension is considered acceptable in terms of design and appearance and ensures that the main dwelling remains the dominant feature. The extension is to be constructed with matching openings and high quality materials and is therefore in compliance with GB2 and policy D1 of the Local Plan.

In terms of the impact upon the Green Belt, the extensions are set within the curtilage of the dwelling and the total size of the proposed and previous extensions do not exceed the size of the original building. The proposal would not cause significant harm to the openness of the Green Belt in accordance with policy GB2.

Recommendation

Approve with conditions

