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HERITAGE IMPACT ASSESSMENT

**Single storey extensions to front and rear of dwelling,
Two storey side extension and erection of detached garage**

**2 CHAPEL LANE, BILLINGEY, LITTLE HOUGHTON
BARNSELY S72 0HZ**

20 FEB 2020

Background

Full Planning Permission is being sought for the erection of a two storey side extension and single pitched roofed extensions to the front and rear of 2 Chapel Lane, with a detached garage. This involves the demolition of the existing single storey outbuilding and conservatory to the side and rear of the house, which has a volume of 19.5m³.

The site is located in a Conservation Area.

The Existing

The existing outbuilding was built at the same time as the dwelling, circa 1932, measures some 4.70m x 2.18m and has smoothed faced engineering brick walls. The walkway in between the outbuilding and the house appeared to be filled in around 20 years ago with the addition of the UPVC conservatory to the rear. The outbuilding had a mono pitch roof installed which abuts the house.

The pedestrian door and windows are UPVC with double glazed panels.

Historical Significance

The house was built circa 1932, has been modified with the addition of the conservatory and the mono pitch roof spanning over the outbuilding and has no historical significance.

Proposals & Justification

The proposal to develop will:

Create a single extended dwelling unit for the applicant and their familial needs, compliments and enhances the existing building and its immediate neighbours.

The new garage will be separate to the house and will be of a size which can accommodate garden equipment and items to store.

The extended dwelling will be constructed from traditional materials, matching those of the existing dwellings in the surrounding areas (Off white render and smooth rosemary roof tiles), thus creating a positive and sympathetic impact on the street-scene.

Create a larger rear garden and a decent outlook from the proposed doors facing over the fields.

Massing

The proposed extensions are subordinate to the existing dwelling. The proposed ridge height is some 980mm lower than the existing ridge.

The form and massing of the proposal is complimentary to the existing form yet does not over-power or create an over-dominant feeling to it. There is ample remaining garden amenity space

Special Features

Original features from the surrounding dwellings are to be retained and mimicked in the new extension. Features such as off white render and the smooth red roof tiles all help to create a sympathetic extension.

Setting

The subject site is located directly off Chapel Lane with a tarmacked driveway.

The boundaries comprise of dense hedging and wooden picket fencing both of which are to be retained and which help screen the proposal from neighbours.

Summary

On the above basis, it is maintained that this Heritage Impact Assessment accords with the requirements of the LPA.

With adherence to the principles identified in this document, the existing outbuilding and unsightly conservatory can be demolished to make way for the new extensions.