

2022/0662

S Turton

Demolish garage and single storey rear extension and erection of two storey rear extension and detached garage to dwelling

Thistle Close, Cawthorne Basin, Cawthorne, Barnsley, S75 4DP

Planning History

No planning history

Site Description

The property is a two storey, white rendered dwelling, set off Lane Head Road, Cawthorne, in an area known as Cawthorne Basin. The property has a long rear garden area and a detached garage built out of brick. The property has a single storey rear extension set to the rear with a lean to roof.

The closest neighbouring properties to the site are set within a stone built terrace row, known as Barnaby Cottages to the west. These properties face onto the side elevation of the applicant's dwelling. To the east is a dwelling known as The Bungalow, set within a large garden area. The property is set within the Green Belt as allocated within the Local Plan.





Proposed Development

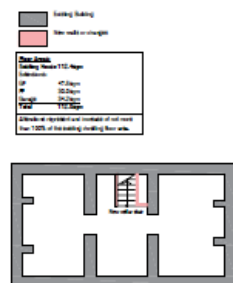
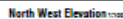
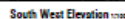
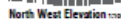
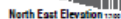
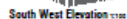
The proposal involves the demolition of the existing garage and single storey rear extension and the erection of a two storey rear extension and detached garage. The application has been amended during the course of the application and the proposed garage and extension have been reduced in size.

The proposed rear extension has a projection of 5.3m by 9m. the extension has been designed with a mono pitch stye roof with some of the first floor rooms within the roofspace. The extension would allow for 2 bedrooms and an ensuite at first floor and an extended kitchen/living/dining are to the ground floor.

The proposed garage would be approx. 7m by 4.9m and would be sited closer to the dwelling than the existing garage and within the rear garden.

The proposed extension and garage frontage would be constructed of natural stone. The sides and rear of the garage would be rendered to match the existing property.

The proposals do not involve any alterations to the site access but do incorporate improvements in terms of surfacing, parking and turning provision. An extended block paved driveway to the rear of the dwelling will allow vehicles to turn within the site.



Rev C 24.09.2022 • Reduce floor area of external
and internal

Nov 8 20:06 2022 - Add more details

Rev B 20.06.2022 - Add gauge details.
Rev A 10.06.2022 - As per Client.

REV. 10/24/2012 • 2012-2013 Catalog

Tristle Close
Cawthorne Basin
Lane Head Road Cawthorne
Barnsley S75

Design Proposals

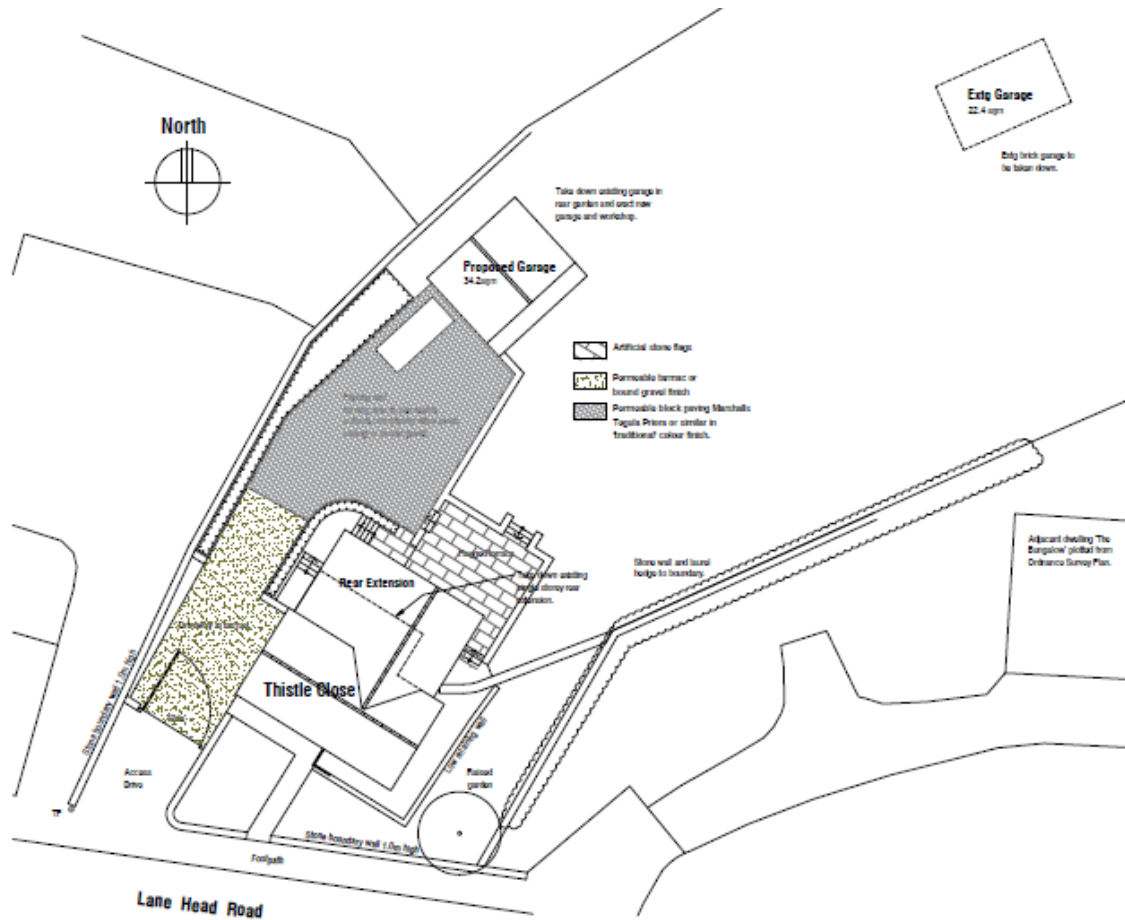
Plans & Placements

Portland, Maine

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Grade: 1/100 @ 42 Gross: 10.0

Date	April 2020	Ref	25.27
Comp No.	9871	Rev.	C



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.

Local Plan

The site is allocated as Green Belt within the adopted Local Plan.

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents. The following policies are of relevance to this proposal:-

Policy SD1 Presumption in favour of Sustainable Development
Policy GD1 General Development
Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt

Supplementary Planning Document

House Extensions

Supplementary Planning Document – Cawthorne Design Statement

Building Materials and Prevalent Styles of Architecture

Stone and Brick

Historically, the stone used in the buildings of Cawthorne was locally quarried sandstone. This stone is generally not a coarse gritstone, but is a finer grey sandstone (often referred to as Delph) with orange veins caused by the presence of iron. Some of the old houses and particularly their outhouses were partially built of locally made red rustic brick and these have become an acceptable part of the village vernacular. Although stone is preferred for new build, this rustic brick can (if well matched) be an occasional complementary variation to the use of stone in the Conservation Area.

Wherever stone remains in reasonable condition it should be retained.

Where stone has to be replaced or where new development is proposed coursed 'Delph' sandstone should be used. Coursing of 150mm and above should be avoided as should the use of the coarser gritstone (typical of more upland areas) as this is not typical to the village.

New Development

New development should endeavour to reflect the existing mix of properties. It should blend in and enhance the village being sympathetic in design layout and appearance. Existing views of the village, both looking out and into the village should be protected. Any infill development or lateral extensions to existing buildings should maintain significant gaps which provide views into and out of the village.

Cawthorne Neighbourhood Development Plan – Adopted July 2021

Policy C1 Protecting Local Landscape Character

The location, design and layout of new development should respond positively to Cawthorne Parish's local landscape character as set out in the Barnsley Borough Landscape Character Assessment and regard should be had to Barnsley Local Plan Policies D1 Design, BI01 Biodiversity and Geodiversity and the Cawthorne Village Design Statement adopted Supplementary Planning Document.

Neighbours

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

Consultations

Cawthorne Parish Council – Cawthorne Parish Council has no objection to this application but comment that the original garage may be of some historic interest due to its proximity to the canal

Highways – No objections

Assessment

Principle of development

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.

The existing dwelling has a floor area of approximately 112sqm (measured externally). The proposed two storey extension would have a floor area of approximately 47.8sqm at ground floor and 30sqm at first floor (due to some rooms being set within the roofspace). The proposed replacement garage would have a floor area of approx 34.2sqm. The proposed extensions/garage amount to approx. 112sqm which does not exceed 100% of the floor area of the original dwelling, in line with Green Belt policy.

A condition should be applied to ensure that the existing garage is removed prior to the commencement of the development of the garage. Permitted development rights should also be removed to ensure that no further extensions/outbuildings can be constructed without planning permission.

Residential amenity

The SPD House Extensions states that: 'Extensions should be designed so that they do not result in significant overlooking of habitable room windows to nearby houses or private gardens. Privacy problems might be overcome by using a combination of obscure glazing, high level windows, screen fencing or rooflights, but are better avoided altogether.'

'As a general guide, windows to habitable rooms on an extended property should not be less than 21 metres from any other properties with habitable room windows, to ensure reasonable privacy to you and your neighbours.'

The proposed two storey rear extension would be set to the east of the closest neighbouring dwellings, Barnaby Cottages. The separation from the proposed extension and the front habitable rooms of these dwellings is approx. 20.5m. Given this distance and the path of the sun, there should not be any significant overshadowing or overbearing impact from the proposed extension.

The extension includes windows at first floor level to the north western elevation, one of which is to a habitable room (bed 4), however as these windows are rooflights and are set approx. 20.5m from the habitable room windows of the neighbouring dwellings (only 0.5m less than the recommended 21m), there should not be any significant overlooking or loss of privacy. In addition, the window would overlook the frontage of the dwellings and the parking area which is not a private space, therefore any loss of privacy is reduced. The proposal also includes

side rooflights at first floor level to bed 1 facing the east. These rooflights are set approx. 30m from the adjacent property, The Bungalow, therefore would not cause any significant overlooking impact in line with the SPD guidance.

There should be no significant impact from the proposed garage as it is a low structure and set away approx. 25m away from the adjacent dwellings and within the rear garden. The proposal is considered on balance to be acceptable in terms of overbearing/overshadowing impact and overlooking/loss of privacy impact in accordance with the SPD House Extensions and Local Plan policy GB2.



Visual Amenity

The proposed extension is sensitively designed and would feature high quality materials. The proposal includes the use of natural stone to break up the areas of render. This is considered to be acceptable as it would match the adjacent stone built Barnaby Cottages to the west of the site.

The proposed replacement garage is also of a traditional design and would be constructed of stone. The siting of the proposed garage would be set closer to the dwelling than the existing garage, which is welcomed. The Parish Council have stated that the garage may be of some historic interest due to its age and position close to the canal. The garage is shown on the 1948 OS plans, however the building is not listed, nor is it set within the Conservation Area. The building appears to be in a poor condition and domestic in nature, therefore its demolition and replacement with a garage of a high quality design and material is considered to be acceptable.

In terms of impact upon the openness of the Green Belt, the proposals are located within the confines of the curtilage of the dwelling and would not significantly harm the openness or visual amenity of the Green Belt in this location in accordance with policy D1 and GB2.

Highway Safety

The Highways Officer has been consulted and has no objection to the proposal subject to a condition. The proposals do not involve any alterations to the site access but do incorporate improvements in terms of surfacing, parking and turning provision. An extended block paved driveway to the rear of the dwelling will allow vehicles to turn within the site which is a welcome improvement.

Recommendation

Approve with conditions