

Householder Proforma

Application Ref: 2022/0494

Address: 7 Ingbirchworth Road, Thurlstone, S36 9QN



Neighbour Representations: No Objections

Consultations:

Penistone Town Council – No objections

Tony Wiles Conservation Officer – Initial concerns. Some sort of extension to the rear may be acceptable but the currently proposed 4.5m projection seems excessive and this both makes the monopitch uncharacteristically slack and impinges on the setting of the neighbouring 9 Ingbirchworth Road (<https://historicengland.org.uk/listing/the-list/list-entry/1314706>). The design of the extension is essentially ok and the details and materials proposed are acceptable, however. This has been discussed with the architect and a reduced projection of 3m sought.

No objection to the amended plans, the extension is less intrusive into the setting of number 9 Ingbirchworth Road. The application form and plans are quite specific so no need for further conditions.

Property Description: The site is located to the north of Thurlstone Village Centre. The property is a mid-terrace which is attached to a Grade II listed building (9 Ingbirchworth Road) and is located within the Thurlstone Conservation Area. The property is stone built, 2 storey dwelling with a pitched roof and large curtilage to the rear. The property has an existing lean-to canopy over the rear door.

Proposed: The proposal is to replace the existing canopy with a single storey rear extension, natural coursed stone exterior designed with lean to roof, stone slate finish and the windows will be painted timber with stone surrounds to match the host property. The extension will project 3.5m to the rear and measure 5.4m in width, approximately 2.5m in height to the eaves and 3.3m total height. This will provide a kitchen extension at the rear of the property.

Listing of attached property

Statutory Address: 9, INGBIRCHWORTH ROAD

The building or site itself may lie within the boundary of more than one authority.

District: Barnsley (Metropolitan Authority)

Parish: Penistone

National Grid Reference: SE 23289 03745

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Details

PENISTONE INGBIRCHWORTH ROAD SE20SW (north side), Thurlstone

3/25 No 9 Grade II

Weaver's house. Early to mid C19. Deeply-coursed squared stone. Stone slate roof. Three storeys. Two bays. Central doorway with quoined surround. On each floor a single-light window to left and a 2-light window to right, all with flat-faced mullions. Late C20 casements. Rear: continuous 9-light, 2nd-floor window. Taking-in doors (blocked) to 1st and 2nd floors of left return, and remains of a stone stair to 2nd floor.

Listing NGR: SE2328903745

Local Plan Designation: Urban Fabric

Conservation Area: Thurlstone Conservation Area

Relevant History: None

Acceptable in Principle: The proposal is acceptable in principle. Extensions to domestic properties are acceptable in principle subject to the following assessment:

Rear Extension:

	Yes
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	3.5m projection to the rear
2. semi-detached and less than 4m?	3.5m to the rear terraced property
3. if more than 3m are the eaves more than 2.5m in height?	Approximately 2.5m to the eaves and 3.3m in total height.
Two Storey	
4. terraced property and less than 2.5m (projection to the rear)?	
5. semi-detached and less than 3.5m?	
All	
6. materials to match	Yes, stone and tile to match the host property
7. roof design compliments / ties in well	Yes, a lean-to extension is proposed which historically and visually relates to the existing property.
8. habitable room windows on the side elevation?	Yes, a small side facing kitchen window is proposed. The rear garden area is owned by the applicant therefore overlooking and loss of privacy is not an issue.
9. distance to rear boundary (shared with another residential property) 10m or more?	Yes

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The proposal is for a rear extension to a detached dwelling projecting 3.5m to the rear. The adjoining property is a listed building therefore the impact to this building needs to be addressed. The Conservation Officer assessed the amended proposal and is happy with the reduced scale and impact on the adjacent Listed Building, therefore, the proposed complies with Policy HE1, HE2 and HE3. The extension projects 3.5m to the rear, is single storey with a lean to roof and matching materials and complies with Local Plan Policy D1 and the accompanying design guidance in the House Extensions SPD. It is, therefore, acceptable and approval recommended.

Recommendation: Grant subject to conditions