

Application Ref:

2021/0945

Address:

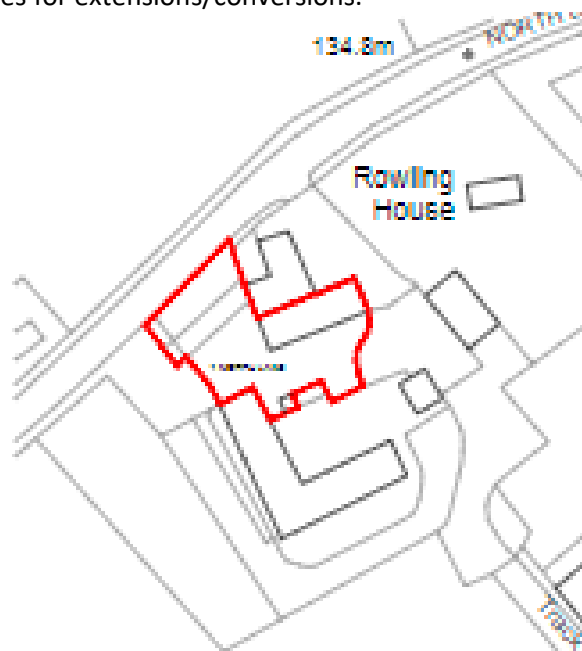
Rowling House Cottage, 1 North Lane, Cawthorne, Barnsley, S75 4AF

Neighbour Representations: No

Cawthorne Parish Council: No comments received

Property Description:

The property is a semi detached stone built cottage, set within the open Green Belt countryside off North Lane, Cawthorne. The attached property is set to the front of the applicant's dwelling and the main windows to the property face over the rear garden to the south. There is no relevant planning history for the properties for extensions/conversions.

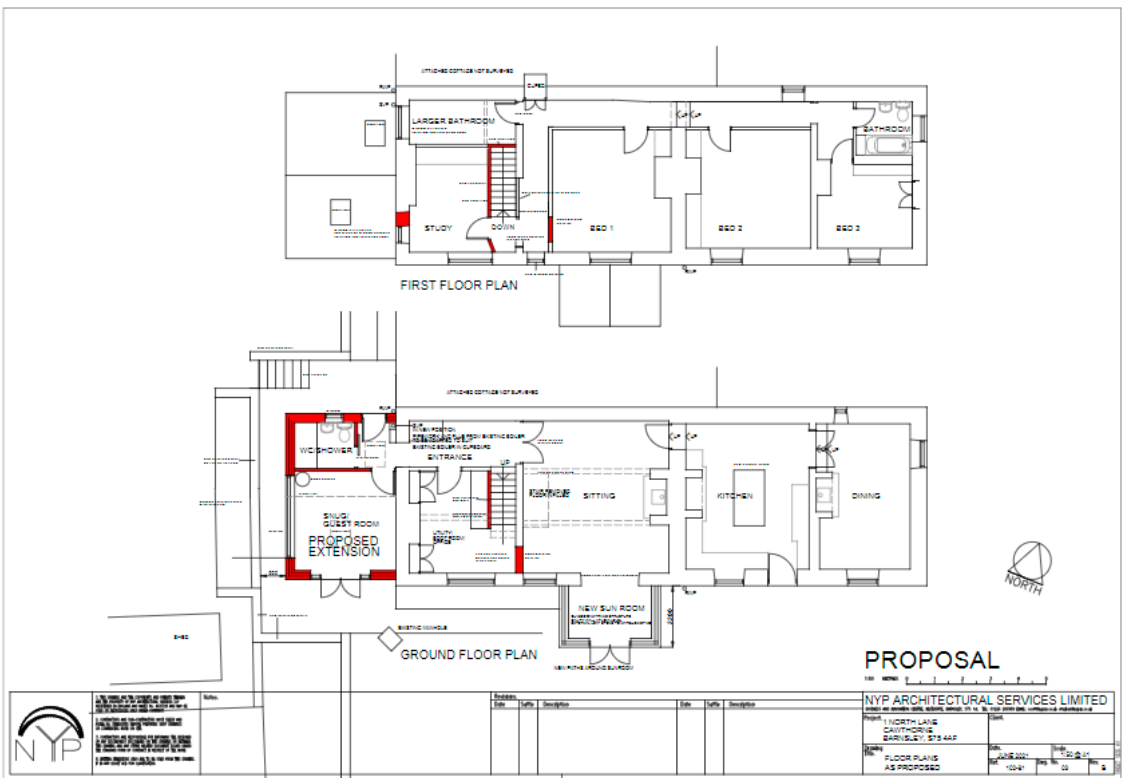
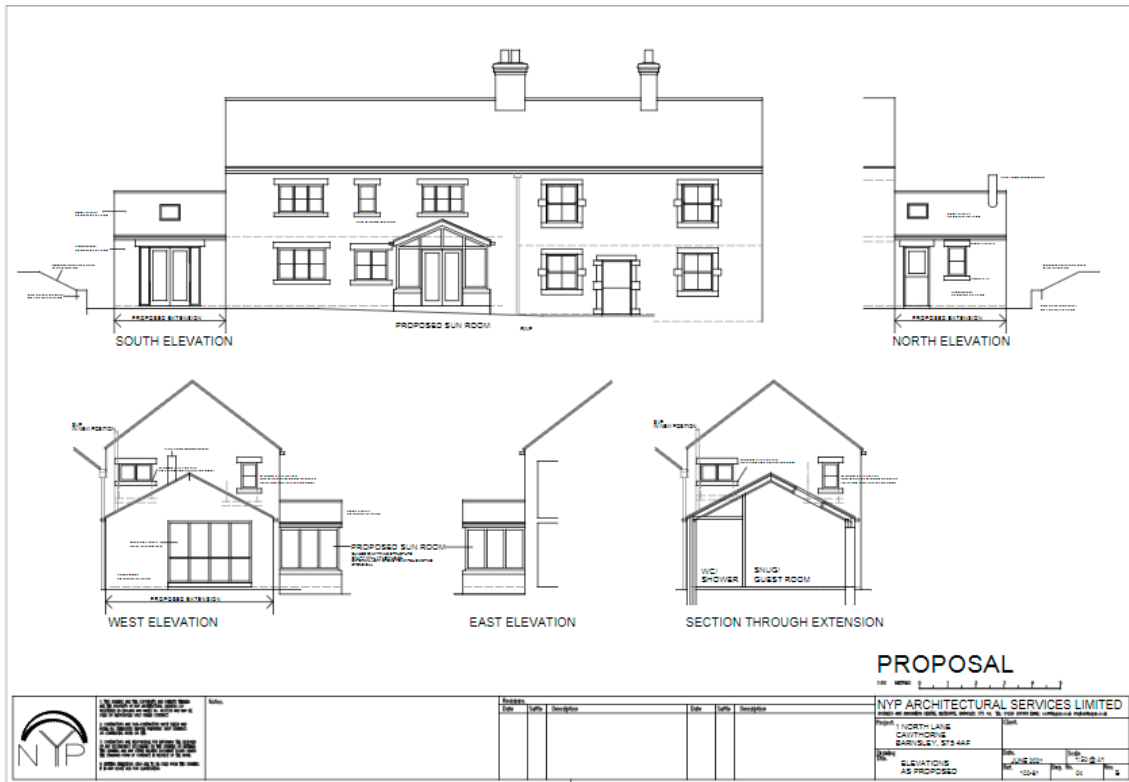


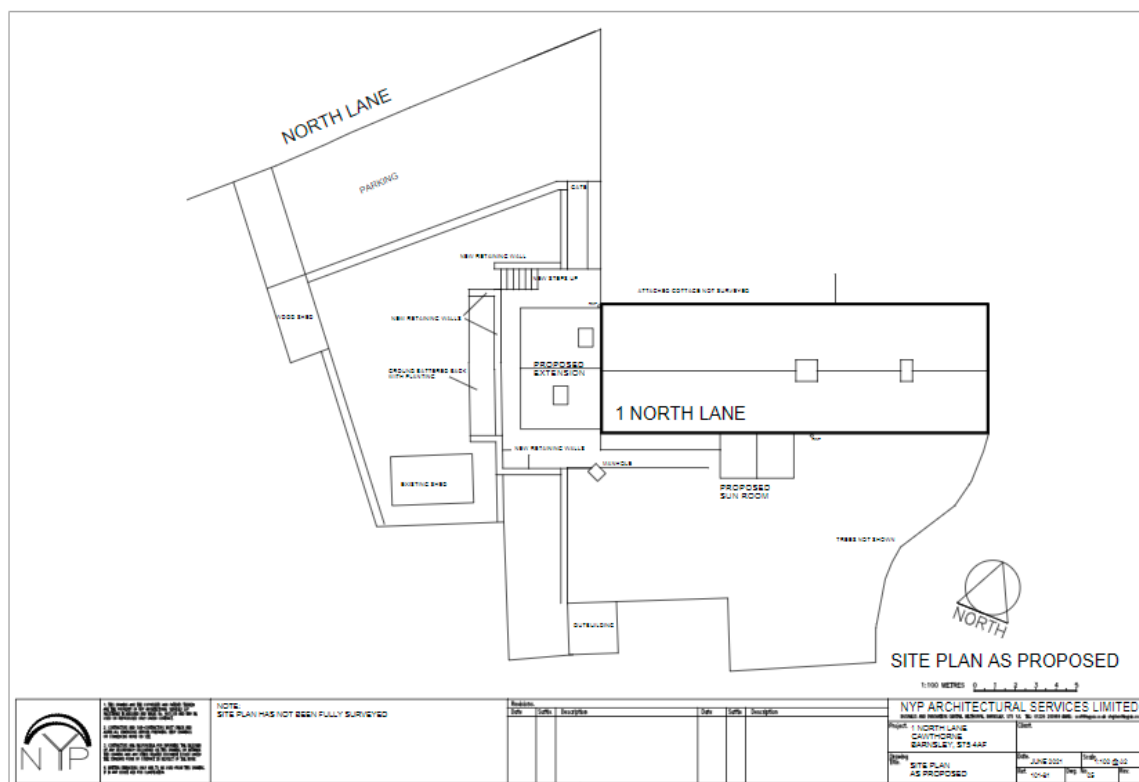




Proposal

The proposal involves the erection of single storey extension to western side elevation and a new sunroom to southern rear elevation. The single storey side extension measures approx. 4m by 6m the rear sunroom measures approx. 2.2m by 3.6m. The extensions would be constructed of matching materials and the sun room would have an oak frame.





Local Plan Designation: Green Belt

Conservation Area: No

Relevant History: No relevant planning history

Acceptable in Principle: Yes

Side/Front attached Garage Extension	Yes / No (include comment if required)
Single Storey	
1. set back	No
Two Storey / First Floor	
2. set back / set down (500mm minimum)	
3. less than 2/3 the width of the original dwelling	
All	
4. roof and design corresponds to existing	Yes
5. windows / doors of a similar design / proportion	Yes high quality modern glazing to side elevation, however this is acceptable and would not compromise the main elevation.
6. habitable room windows on the side elevation	Yes – but overlooks the applicant's garden
7. materials to match	Yes
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	No

Rear Extension:

	Yes / No (include comment if required)
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	Yes – 2.2m
3. if more than 3m are the eaves more than 2.5m in 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 includes oak frame which is acceptable in this rural setting.
7. roof design compliments / ties in well	Yes pitched roof to match existing dwelling
8. habitable room windows on the side elevation?	Yes windows to side but the sun room is set away from boundaries with adjacent properties and would not significantly overlook.
9. distance to rear boundary (shared with another residential property) 10m or more?	Yes

Front Extension:

	Yes / No (include comment if required)
1. single storey?	
2. small projection? (confirm measurement)	
3. roof design corresponds to existing	
4. windows / doors of a similar design / proportion	
5. materials to match	

Dormer Extension

	Yes / No (include comment if required)
1. Pitched roof dormer on principle roof slope?	
2. Flat roof dormer on rear roof slope?	
3. Dormers in street scene & similar style?	
4. Set below roof ridge?	
5. Set in [ideally 0.5m] from both the eaves and gable edge?	
6. Set in 0.5m from party walls?	

Garage / Outbuilding*

	Yes / No (include comment if required)
6. single storey?	
7. height to eaves 2.5m or less?	
8. sympathetic design and materials to main dwelling?	
9. If room in the roof space, is it storage only?	

*granny annexes shouldn't be on this form

Green Belt:

	Measurements
1. Original dwelling	6.2m x 19m (x2) = 235.6sqm
2. proposed extensions (x 2)	Sunroom 2.2m by 3.6m = 7.9sqm Side Extension 4m x 6m = 24sqm
3. any existing extensions	No – 1 small shed
4. total extensions (including proposed)	31.9sqm

Recommendation:

Approve with conditions