

2021/1433

Mr Michael Shirt

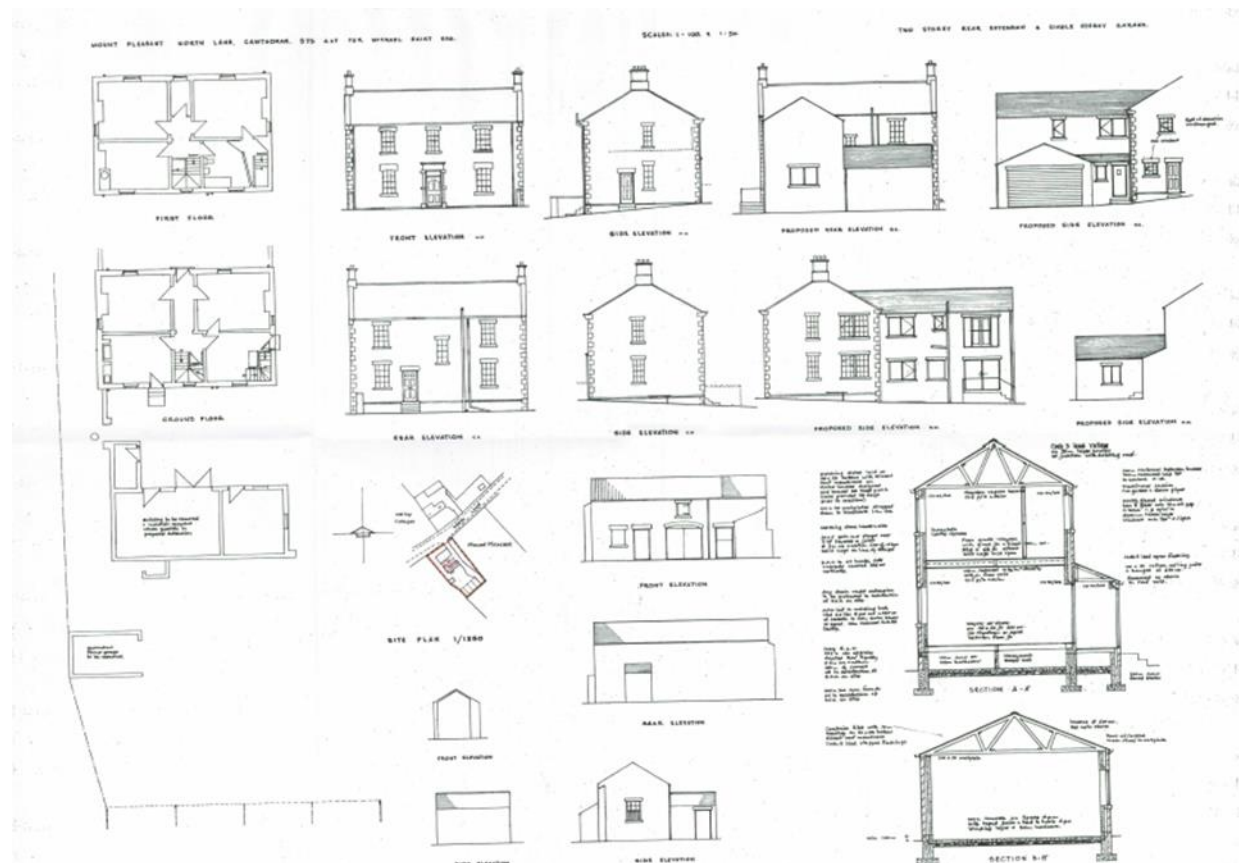
Erection of two storey rear extension to dwelling

Mount Pleasant, North Lane, Cawthorne, Barnsley, S75 4AF

Background

2021/1092 - Erection of two storey rear extension and single storey attached garage to dwelling – Refused for the following reason:-

In the opinion of the Local Planning Authority the proposed two storey and single storey garage extension would be contrary to Local Plan Policies D1, HE1 and HE3 and the Council's Supplementary Planning Document, House Extensions and Other Domestic Alterations in that its design and scale would be architecturally inconsistent with the historic character of the property and would as a consequence appear as an unduly intrusive feature to the detriment of visual amenity.





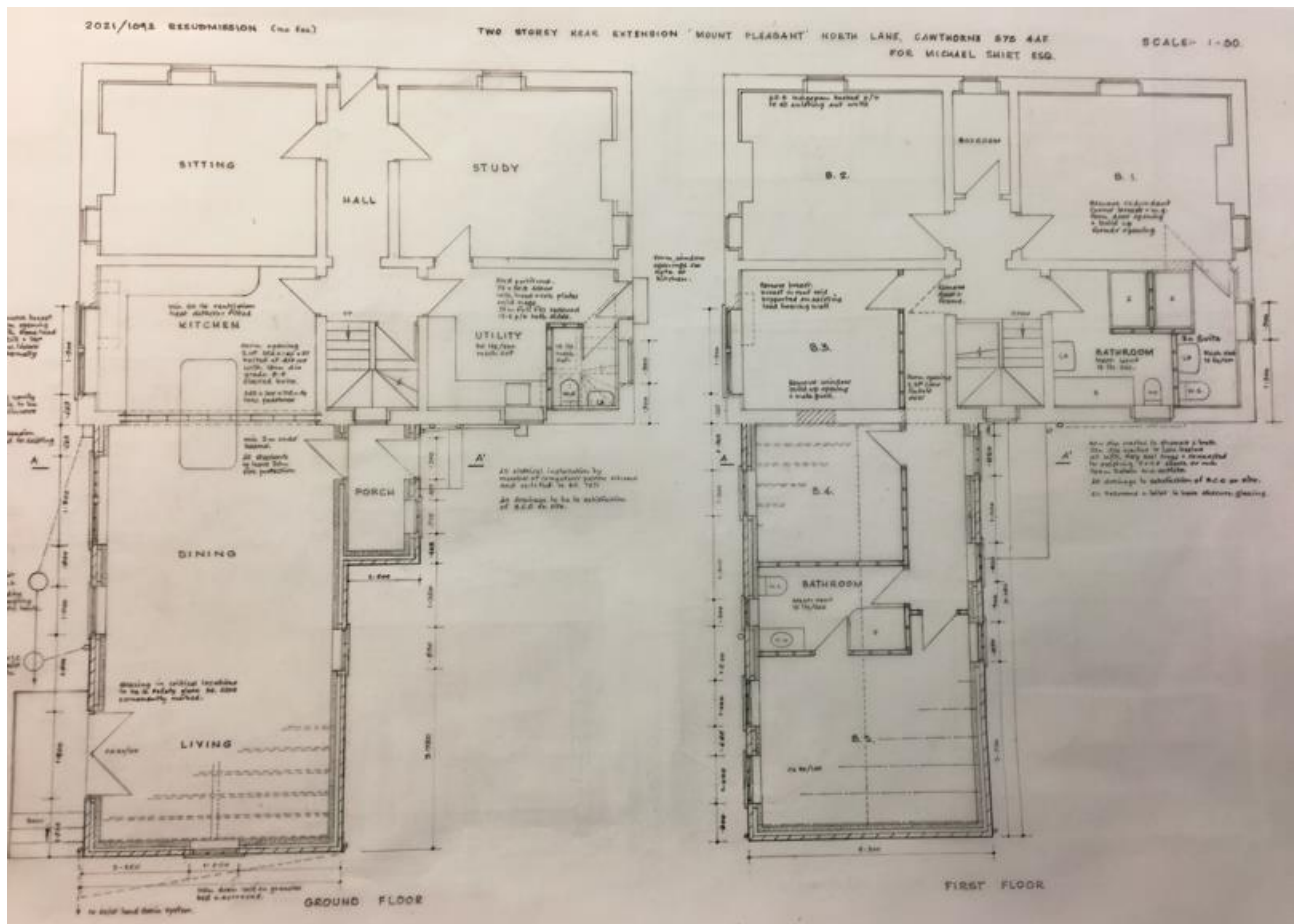


Proposed Development

The proposal involves the demolition of the existing barn within the rear garden and the erection of a two storey rear extension to dwelling.

The two storey extension has a projection of approximately 9m from the rear of the existing dwelling and includes a porch to the side. The plans have been amended during the course of the application at the request of the Conservation Officer and the proposed windows have been designed to match the existing dwelling in terms of style and overall proportions. In terms of detail, the proposed materials will match the existing dwelling as closely as possible, and all new doors and windows are to be in hardwood with matching glazing bars.

The proposal differs from the original refusal in that the extension has been re-designed and the attached garage has been removed. The proposed windows have also been altered with the change in proportion and style and the removal of the Juliet balcony.



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The development plan consists of the Core Strategy, saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

Local Plan

The Local Plan was adopted at the full Council meeting held 3rd 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).

Relevant Local Plan policies include:

D1 – High Quality Design and Place Making – Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

HE1 – The Historic Environment - Where we require that developments should conserve and enhance the significance and setting of the borough's heritage assets (including undesignated), paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place

HE3 – Developments Affecting Historic Buildings – Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance. In such circumstances proposals will be expected to respect historic precedents of scale, form, massing, architectural detail and the use of appropriate materials that contribute to the special interest of a building.

GB2 – Replacement, extension and alteration of existing buildings within the Green Belt – Provided that the development will not have a harmful impact on the appearance or character and will preserve the openness of the Green Belt, we will allow 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.

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

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.

Consultations

Cawthorne Parish Council – No objections but materials should match

Ward Councillors – No comments received

Conservation – No objection to amended plans

Representations

No comments received

Assessment

Principle of development

As the building is set within the Green Belt, the replacement, extension and alteration of existing buildings within the Green Belt are acceptable in principle provided that the development will not have a harmful impact on appearance or character and will preserve the openness of the Green Belt in accordance with policy GB2 of the Local Plan.

The Conservation Officer has been consulted and considers that the dwelling has some historic merit, therefore policies HE1 and HE2 are also of relevance. These aspects are discussed below within the visual amenity section of this report.

In addition to the above, GB2 states that we will allow extension or alterations of a building where the total size of the proposed and previous extensions does not exceed the size of the original building. The floor spaces have been calculated and the proposed extensions do not exceed the size of the original dwelling.

Visual Amenity

The property known as Mount Pleasant is an attractive Victorian era brick built dwelling with a symmetrical frontage. The Conservation Officer states that the building first appears on the 1891 map (not the 1850) so must have been built in the intervening years making it a Victorian era property. Although the overall composition of the principle elevation is strongly symmetrical and ordered and includes double hung sashes with six over six lights (typical of Georgian dwellings) the red smooth faced brick (and map evidence) betrays the later date. However, the dwelling appears almost entirely original and even appears to retain its original windows. Openings and quoins are dressed with sandstone which is lightly rusticated, the gutters are set on corbels and the verge coping extends out onto carved kneelers. Overall, due to the form, arrangement, details and materials the house exhibits a higher degree of architectural quality and originality. Whilst the building is not listed, the Conservation Officer would consider that it is an undesignated heritage asset of evident significance and one that contributes to the character, appearance and quality of the wider historic landscape, therefore the application should be assessed against the design policy D1 and Green Belt Policy GB2, but also policies HE1 and HE3 of the Local Plan which relate to the developments which effect the Historic Environment and Historic Buildings.

Policy HE1 of the Local Plan states 'where we require that developments should conserve and enhance the significance and setting of the borough's heritage assets (including undesignated), paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place such as:

- The boroughs more rural western and Pennine fringe characterised by upland and (often) isolated settlements or farmsteads surrounded by agricultural land and dominated by historic and vernacular buildings built from local gritstone.'

Policy HE3 of the Local Plan states 'where we require that proposals involving additions or alterations to buildings of evident historic significance should seek to conserve and where appropriate enhance that building's significance. In such circumstances proposals will be expected to:

- Respect historic precedents of scale, form, massing, architectural detail and the use of appropriate materials that contribute to the special interest of a building. Capitalise on opportunities to better reveal the significance of a building where elements exist that detract from its special interest.'

The proposal involves the demolition of the existing barn within the rear garden and the erection of a two storey rear extension to dwelling. The two storey extension has a projection of approximately 9m from the rear of the existing dwelling and includes a porch to the side. The plans have been amended during the course of the application at the request of the Conservation Officer and the proposed windows have been designed to match the existing dwelling in terms of style and overall proportions. The proposal differs from the original refusal in that the extension has been re-designed and the attached garage has been removed. The proposed windows have also been altered with the change in proportion and style and the removal of the Juliet balcony.

The proposal has been amended in line with the comments from the Conservation Officer and whilst the extension still projects 9m from the rear of the existing property, the garage element has been removed which reduces its overall bulk. In terms of detail, the proposed materials will match the existing dwelling as closely as possible, and all new doors and windows are to be in hardwood with matching glazing bars. The windows to the proposed extension now have a closer replication of proportions, styles and glazing bar detailing in the fenestration to the existing dwelling and the proposal will preserve the detail and historic character of the original dwelling. The proposed development is now on balance to be in compliance with policies GB2, D1, HE1 and HE3 of the Local Plan and the Supplementary Planning Document House Extensions and Other Domestic Alterations, subject to matching materials being used.

Other matters

In respect of highway safety and residential amenity there are no objections to the proposal.

For information it is noted that the red-line boundary of the site includes part of an area of land which would be considered to be outside of the residential curtilage of the building, therefore the open barn structure was not included in the Green Belt floorspace calculations.

Recommendation

Approve with conditions