

2023/0113

Mr Malcolm Broadbent

94 Sackville Street, Barnsley, S70 2BY

Installation of external wall insulation to the gable end and rear of the property

This application is being brought before members due to the council acting as the agent on the application.

Site Description

94, Sackville Street is a two-storey, terraced property located in Barnsley; located in an area which is predominantly residential with dwellings found in all directions around the site, some properties utilising small, commercial operations, can be located on Sackville Street. The site is located on a corner plot adjacent to Sackville Street and Kier Street within the Victoria Road Conservation Area.

The area comprises of detached, semi-detached, and terraced properties defined by the prominent use of coursed, weathered sandstone that contributes to the character of the area. Other external materials have been utilised within the area, including red brick and in limited instances, render and white UPVC cladding, predominantly found on more recent development. Larger properties, including larger terraced properties incorporate features such as dormers and bay windows, whilst smaller, terraced properties appear relatively two-dimensional and incorporate stone heads, sills, and jambs that are coloured or weathered black to frame window and door openings.

Most dwellings are bounded by small front gardens and low walls abutting the street, with evidence of some being converted to hard standing for cars which has impacted upon the rhythm of front garden space between streets and buildings, including the provision of on-street parking provisions along Sackville Street.

94, Sackville Street utilises coursed sandstone that has weathered black to its principal elevation (Sackville Street) and its gable end elevation (Kier Street), with the rear elevation utilising red brick with stone heads and sills to the windows; however, external wall insulation has since been installed to the gable end and rear elevations, excluding the existing single storey brick-built rear extension. Moreover, window and door openings to the principal elevation are framed by black coloured and weathered stone heads, sills, and jambs with the dwelling continuing to benefit from a small garden space to the front and is bounded by a low stone-built wall abutting the street. Additionally, further garden space can be found to the rear of the dwelling with evidence of hard standing providing limited space for off-street vehicular parking which is accessed off Kier Street. Furthermore, the low stone-built walls found to the front of the dwelling extend along the side (Kier Street) increasing in height proportionately to counteract the sloping site.

94, Sackville Street forms part of a row of terraced properties that are positioned in a relatively uniform building line, featuring a staggered ridge height introduced between 82 and 84 Sackville Street. The street scene is somewhat varied consisting of various property types with some minor differences regarding scale and design features. Properties along Kier Street are not within the Conservation Area; however, they share similarities regarding scale, type, and external materials utilised. Some evidence of painted stonework can be found along Kier Street, with colours maintaining a neutral and muted pallet.



Planning History

There is no previous planning history for this site.

Proposed Development

Original proposals submitted for 94, Sackville Street were part-retrospective for the installation of external wall insulation to the gable end and rear elevations of the property for the purpose of improving the EPC rating of the property. The external wall insulation already installed projects from the gable end and rear elevations of the original dwelling by approximately 105mm (0.105m) and was proposed to be finished in a stone effect render along the gable end elevation, aimed at reflecting the external materials utilised by the original dwelling including an attempt to achieve the characteristic weathered effect. The rendering to the rear elevation of the dwelling was proposed to be completed in a brickwork effect to reflect the original external materials of the dwelling. The stone effect render to the gable end elevation was also proposed to follow the coursing of the original stonework to meet with the existing stone wall located at either side.

Whilst it is acknowledged and appreciated that attempts were made to reflect the character of the dwelling and the wider Conservation Area, upon visiting the site it was concluded that the stone effect render to the gable end elevation would have appeared unnecessarily contrived and harmful, therefore, amendments were sought to the external finishings regarding this aspect.

Amended proposals (received 22/03/2023) which are subject to consideration remain part-retrospective, with the external wall insulation already installed to the gable end and rear elevations of the dwelling, and projecting from these elevations by approximately 105mm (0.105m). The proposed finishing of the gable end elevation would remain as render but is now proposed in a singular off-white colour (C515 BAS 9) of a coarse texture. The proposed rendering of the rear elevation in a brickwork effect, excluding the existing rear extension, remains unchanged.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

Local Plan Allocation – Urban Fabric/ Victoria Road Conservation Area

The site is allocated as Urban Fabric within the adopted Local Plan, which has no specific land allocation and therefore, the following policies are relevant:

- ***Policy HE1: The Historic Environment.***
- ***Policy D1: High quality design and place making.***
- ***Policy GD1: General Development.***
- ***Policy T4: New Development and Transport Safety.***
- ***Policy SD1: Presumption in favour of Sustainable Development.***

Supplementary Planning Document: House Extensions and Other Domestic Alterations

This document establishes the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations; reflecting the principles of the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- ***Section 12: Achieving well designed places.***

Victoria Road Conservation Area Appraisal

This document establishes an explanation of a Conservation Area, relevant guidance and why an appraisal has been undertaken.

Consultations

A Conservation Officer and Highways were consulted on the proposals; the response from the Conservation Officer offered no objections and no response was received from highways.

Representations

Neighbour notification letters were sent to surrounding properties and the proposals were advertised by way of a site notice (expires 28/03/2023) and press notice; one representation has been received to date supporting the original proposals; however, the consultation period has not yet expired. As such, the application will not be determined until such a time that the consultation period has ended.

Assessment

Principle of Development

The site falls within an area identified as urban fabric and therefore has no specific land allocation; however, the site and surrounding area is made up principally of housing; proposals will be supported where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity, and highway safety, and would conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place within the Victoria Road Conservation Area.

Visual Amenity and Conservation Area Impact

The Victoria Road Conservation Area Appraisal establishes a detailed explanation of Victoria Road Conservation Area, including its history and prominent characteristics. The document identifies the use of coursed, weathered sandstone and Welsh slate as being important to the character of individual properties and the Conservation Area as a whole. Moreover, internal views of note have been identified and, in this instance, it includes the views towards the junction of Sackville Street with Victoria Road from both streets.

Separately, The SPD states that '*materials should normally be of the same type, colour and texture to the existing house or as close a match as possible*'.

In this instance, the original rear elevation of 94, Sackville Street comprised of red brickwork prior to the installation of external wall insulation; therefore, to propose a brickwork effect render in this location is considered acceptable. The original brickwork offered no significant contributions to the character of the dwelling nor the broader Conservation Area, and though the rear of the dwelling would be visible within the street scene of Kier Street, the anticipated appearance of the brickwork effect render would not appear overly dissimilar from the appearance of the original dwelling prior to the commencement of works. As such, the proposed use of a brickwork effect render to the external wall insulation on the rear elevation of the dwelling is a satisfactory and acceptable material choice that would be of a similar colour and texture to the original external materials of the dwelling and are therefore, considered sufficient to meet the guidance of the SPD and not adversely affect the character of the Conservation Area.

The original gable end elevation of 94, Sackville Street comprised of coursed, weathered sandstone prior to the installation of external wall insulation. This elevation is proposed to be finished in an off-white (C515 BAS 9), coarse textured render. The agreed material choice is considered to reflect an honest approach to the development that would be less harmful to the character of the dwelling and broader Conservation Area, though it is acknowledged that the proposals would have a limited adverse impact due to the loss of the coursed, weathered sandstone of the original dwelling that was prominently located at the junction of Sackville Street with Kier Street. The proposed colour choice is relatively subdued, following a neutral and quiet pallet. This choice is likely to avoid any further significant and unnecessary prominence being given to the gable end elevation that would

otherwise detract from the retained character of the original dwelling along Sackville Street. Moreover, the proposed colour choice would be sympathetic to neighbouring properties by reflecting the colours of painted stonework to properties along Kier Street whilst not dominating and detracting from the significance and character of the use of coursed sandstone within the immediate area surrounding the site and broader Conservation Area. Additionally, the proposed render would incorporate a coarse texture that would appropriately reflect the texture of the existing coursed sandstone utilised by the dwelling and surrounding properties.

Whilst the retention of the original coursed, weathered sandstone to the gable end elevation of 94, Sackville Street would have been preferred, the installation of the external wall insulation and subsequent rendered finishes is seen as being important to contribute to a healthy, safe, and sustainable environment for the applicant and future residents.

Therefore, considered on balance, whilst the proposals would not necessarily enhance the environment of the Conservation Area, they are not considered to significantly detract from it either. The principal elevation of 94, Sackville Street would remain unchanged protecting an internal view of note within the Conservation Area, and whilst there would be a loss of some coursed, weathered sandstone - an important characteristic of the dwelling, the proposals would be beneficial in other areas, particularly to the applicant and future residents of the dwelling. Amendments have been made to adopt an honest approach to the development that still enables it to reflect aspects of the character of the street scene appropriately and sympathetically, including along Kier Street and more generally, characteristics of the Victoria Road Conservation Area, such as texture and colour.

The character of the Victoria Road Conservation Area is defined by the collective architectural and historical significance of properties that are predominantly residential in nature, with emphasis given to general appearance and design. Though the Conservation Area has in recent times seen changes to properties within it, including use and additions such as flat roof dormers, hard standing replacing front gardens, and on-street vehicular parking that have had an adverse impact upon the collective character of the area, the addition of external wall insulation and subsequent rendering to 94, Sackville Street is not considered to exacerbate impacts to a level that would be unacceptable. The fundamental underlying character of the Conservation Area would be conserved with limited impact to visual amenity. Furthermore, no objections to the proposals were received from the Conservation Officer.

Therefore, considered on balance, the proposals would conserve the significance and setting of dwelling within the Victoria Road Conservation Area and are not considered to detrimentally affect or alter the character of the street scene and broader Conservation Area, and would be considered acceptable and in compliance with Local Plan Policy HE1: The Historic Environment and Local plan Policy D1: High Quality Design and Placemaking and would be acceptable regarding visual amenity.

Residential Amenity

Proposals are considered acceptable where they do not adversely affect the amenity of neighbouring properties.

In this instance, the proposals are for the retrospective installation of external wall insulation with subsequently proposed render finishes. The external wall insulation has been installed on the gable end and rear elevations of the dwelling, projecting by approximately 105mm (0.105m). It is considered that such a minor projection is unlikely to result in any additional overshadowing of neighbouring properties; moreover, the proposals are unlikely to contribute to a loss of privacy or outlook.

The proposals, therefore, would be considered to comply with Local Plan Policy GD1: General Development and would be acceptable regarding residential amenity.

Highway Safety

The proposals for the installation of external wall installation at 94, Sackville Street have resulted in an approximate projection from the gable end elevation of 105mm (0.105m) which extends slightly over the footpath along Kier Street. Whilst no response has been received from highways regarding the proposals, it would be appropriate to conclude that such a minor incursion of the footpath is unlikely to cause any significant disruption or inconvenience to pedestrians, nor would the proposals be prejudicial to their safety. Moreover, the proposals would not affect the existing parking provisions utilised at the site.

As such, the proposals would be considered acceptable and in compliance with Local plan Policy T4: New Development and Transport Safety.

Recommendation

Approve with Conditions