

Jennifer Rowles - extension (in a Conservation Area) Proposal: 46 High Street, Penistone, S36 6BS.

Demolition of side porch and replacement with glass and uPVC conservatory.

1. What features are on the existing site?

This is a semi-detached house which was built in 1840. It comprises two storeys and a basement. It is faced in stone at the front and has cream uPVC sash windows and a cream uPVC stained glass effect front door set in a stone porch. The side elevation is faced in cream render and has a small stone, glass and uPVC porch. The rear is faced in stone with one, small, kitchen window.

At the side is a walled garden laid to lawn, with a terrace area and flower beds. The walls are dry stone and laid stone. In the garden is a stone single-storey outbuilding with a lean-to roof, contemporary to the house, which has cream uPVC window and doors and a Velux roof window.

At the front is a garden. There is a large drive and turning area which is shared, in part, with the house next door (No. 44). Next door has a small front garden. The houses sit at an angle to the street.

2. Please provide details of how access issues will be addressed

Internal access to the proposed conservatory will be from the existing kitchen via a level threshold. External access will be from the garden via a level threshold. The external door is a conventional door, but also forms part of a bi-folding door system.

3. Please provide details of the layout of proposed development

The proposed conservatory is a simple lean-to style to replace an ageing and leaking porch. Dimensions and materials are given below.

4. Please provide details of the scale/appearance of the proposed development

The proposed conservatory will be W 3.3m, H 2.5m, D 2.5m. It will be a lean-to constructed of glass and uPVC. It is to replace a porch which is W 2.25m, H 2.5m, D 1.5m constructed of low stone walls with glass windows with uPVC frames. It has a glass/uPVC stable door to the exterior.

5. Please provide details of the landscaping in the proposed development

A small section of lawn will be cut away and up to 0.5m x 2.25m of terrace will be lowered to ground level to provide level threshold access.

6. Please provide details of how Heritage Assets issues have been addressed

The property is situated in the Penistone conservation area. In the vicinity of the house the High Street is predominantly residential with Victorian terraced houses. Opposite the house is a vehicle parts shop, which may become residential. There is a dental surgery, a hairdresser, Penistone library, a gift shop and a church within very short walking distance. The commercial area of town is further to the north.

The overall appearance of the houses is not uniform. Some face the High Street, but others are side on. Some have front porches, some do not. The houses become larger further south towards the junior school. There is no uniform size or shape to rear/side gardens. The property subject of the application is considered to make a contribution to the heritage asset. It stands away from and higher than the road in attractive gardens.

Impact

The construction of the conservatory will not have a significant impact on the conservation area. The side garden is concealed on all sides by stone walls of between 1.75-2m. The conservatory will be at least 20m from the road, behind a 2.1m stone wall and a 2m wooden gate. When the gate is shut the conservatory should be all but invisible from the road. Only a corner of the proposed conservatory will be visible from the road when the gate is open.

The new conservatory has been designed in similar materials to the house doors and windows, which are also mainly used for the existing porch. It will be the same/very similar colour as the cream render to the side elevation. Being at garden level and clearly within the private garden it will be no higher than the existing porch when viewed from the bungalows to the side of the property. It will not be seen from the houses at the rear and side of the property (No's. 40, 42 and 44). It is considered to have little impact on the character of the heritage asset. Its design will be consistent with the existing porch and the character of the conservation area.

Michael Rowles 7.8.2017