

**2024/1014**

Dodd

Variation of condition 2 of app 2023/0641 - Conversion of building to 2 self contained flats and storage use, to allow for the addition of a front AOV rooflight, alterations to the rear dormer and removal of the front inset terraces

C R Joinery, Cote Lane, Thurgoland, Sheffield, S35 7AE

### Planning History

76/2047 - Change of use of meeting house to warehouse – Refused

76/2048 - Conversion of meeting house to dwellinghouse – Refused

76/2049 - Change of use of meeting house to electrical contractor's office, warehouse and depot – Refused

79/1640 - Change of use of former Chapel to furniture workshop/design studio – Refused

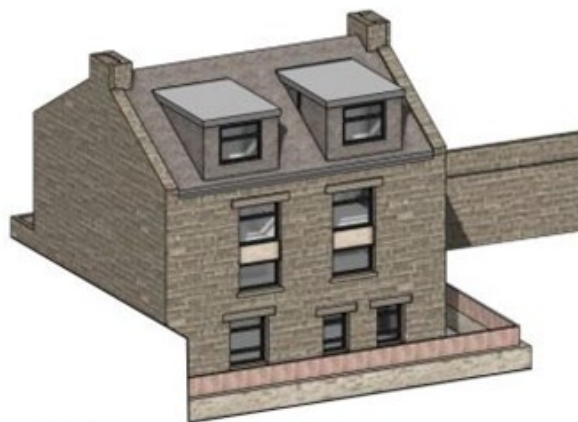
79/4149 - Change of use of former Methodist Church to warehouse use – Refused

80/0330 - Use of Scouts meeting hall for light industrial purposes – Refused

2022/1192 - Conversion of building to 4 self contained flats including external alterations- Refused

2023/0231 - Conversion of building to 4 self contained flats including external alterations – Withdrawn

2023/0641 - Conversion of building to 2 self contained flats and storage use – Approved with conditions



REAR VIEW



FRONT VIEW

Approved elevations

## Description

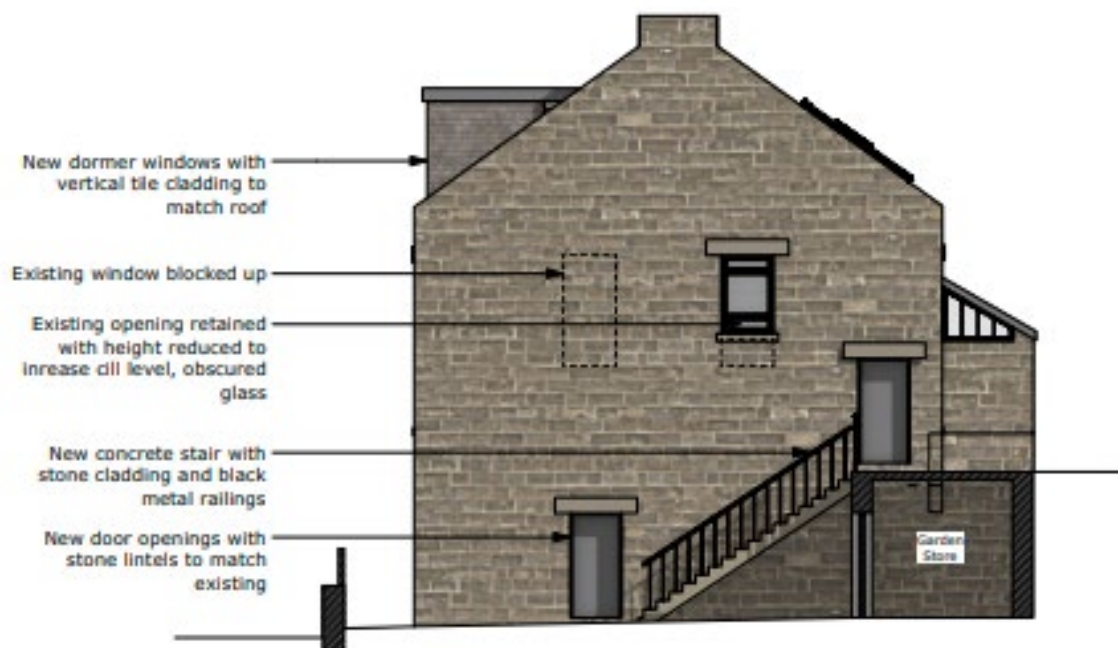
The property is a detached, stone built building set on the east side of Cote Lane and is arranged over two storeys with a mezzanine level accessed from the ground floor. Due to the slope of the site, the property is split level and as viewed from Cote Lane the building appears as a single storey property, however there is a lower ground floor to the rear which is accessible via stone steps. The ground floor is accessed via a front entrance porch on Cote Lane. The curtilage of the property is limited and there is approx. 1.5m gap between the building and the northern and eastern boundaries of the site.

The building is set within a small pocket of development on Cote Lane with other terraced properties and detached dwellings set within close proximity, which consists of Spring Terrace and Rose Cottage set to the north east and Spring Row and Spring Row Cottage, which is set directly to the south. Cote Lane is rural and sloping in nature and there is limited public transport. The site is set over 600m from Halifax Road and the limited amenities within the village of Thurgoland.

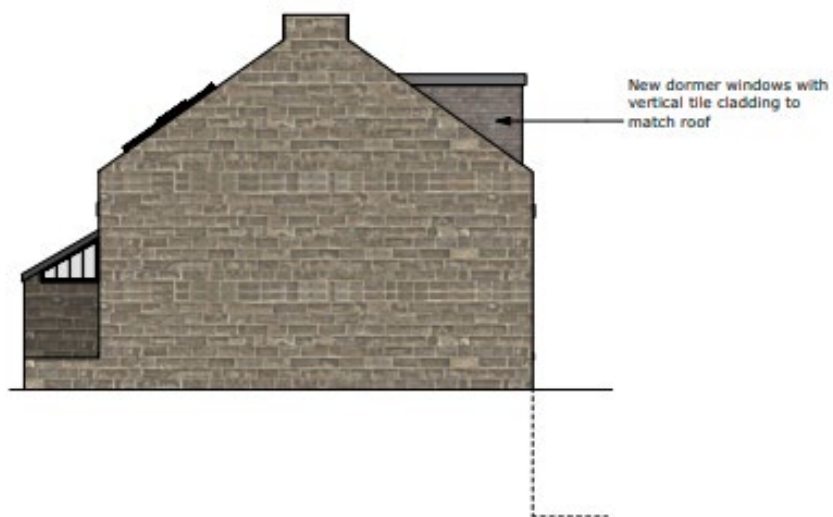
## Proposed Development

The application is for a variation of condition 2 of app 2023/0641 - Conversion of building to 2 self contained flats and storage use, to allow for the addition of a front AOV rooflight, alterations to the rear dormer and removal of the front inset terraces.





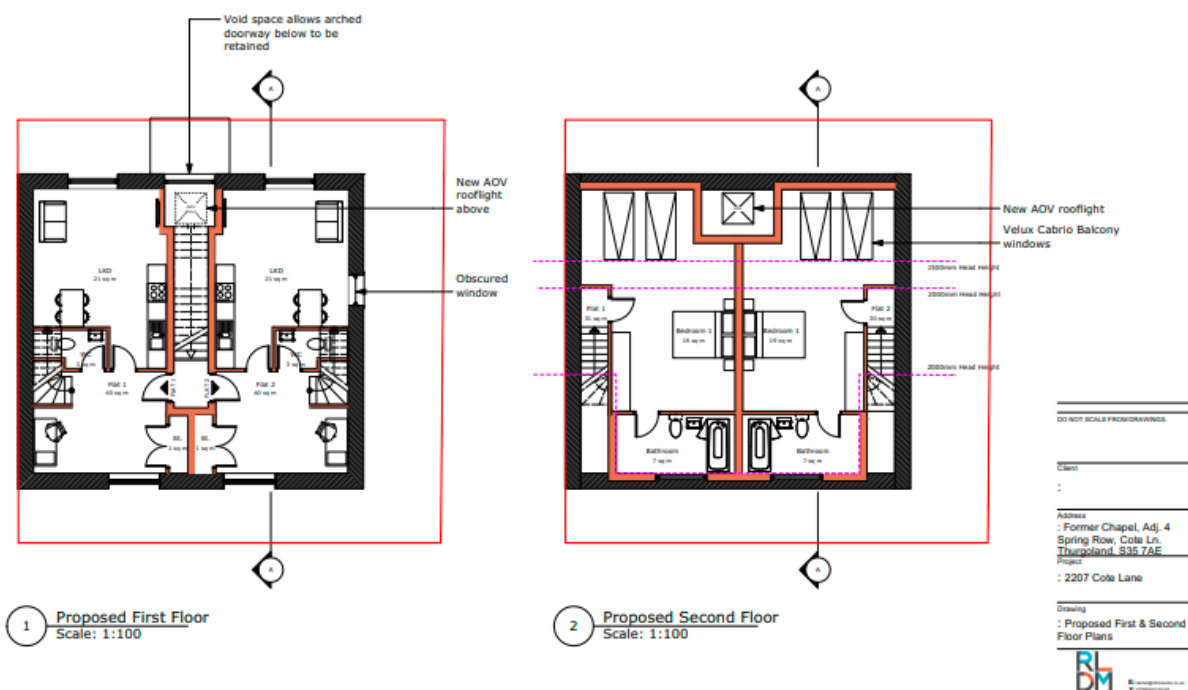
1 Proposed Side Elevation  
Scale: 1:100



1 Proposed Side Elevation  
Scale: 1:100



PROPOSED STREET VIEW



## 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 Local Plan was adopted in January 2019 and is also 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 and 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

The site is allocated as Urban Fabric within the Barnsley Local Plan Proposals Map. In reference to this application, the following policies are relevant:

GD1 'General Development' provides a starting point for making decisions on all proposals for development setting out various criteria against which applications will be assessed.  
H4 Residential Development on Small Non-allocated Sites, proposals will be supported where they are located on previously or part developed land, are within a village, are accessible and have good access to a range of shops and services.

T3 'New Development and Sustainable Travel'

T4 'New Development and Transport Safety'

D1 'High Quality Design and Place Making'

Poll1 'Pollution Control and Protection'

### SPD's

-Design of Housing Development

-Parking

### Other

South Yorkshire Residential Design Guide

### NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

### **Consultations**

Thurgoland Parish Council – No comments

Ward Councillors – No comments received

### **Representations**

No comments received

### **Assessment**

#### Material Consideration

Principle of development

Residential Amenity

Design and Layout

### Principle of development

The site is located within an area of Urban Fabric where Local Plan Policies GD1 'General Development' and H4 'Residential Development on Small Non-allocated Sites' apply. These require that development should be compatible with its surroundings. In this case the street is purely residential and as such the use of the site for residential uses would be in keeping with the locality.

The principle of the development has already been established by the granting of planning permission 2023/0641 - Conversion of building to 2 self contained flats and storage use. This application proposes a variation of condition 2 to allow for the addition of a front AOV balcony style velux rooflights, alterations to the rear dormer and removal of the front inset terraces. The implications of such alterations are assessed below.

### Residential Amenity

As the property is set in close proximity to existing residential properties, one of the main considerations would be the impact of the proposal upon the residential amenity of the surrounding residential properties. The changes to the front windows would not cause any significant impact upon the amenity of adjacent dwellings as they overlook Cote Lane and would not cause any additional loss of privacy. The rear dormers are to be altered from two smaller dormers to one large single dormer, however the windows are still to proposed bathrooms and would not cause any significant overlooking or overshadowing impact.

The proposal involves the loss of the small inset terraces to the roofspace. The previous floor plans show that flats have small terrace areas which measure 4sqm and communal garden area to the rear of 35sqm. The terraces are replaced with AOV rooflights and a velux balcony system as below.



Whilst the small inset terraces are to be removed, the balcony rooflights are considered acceptable and will provide further internal space. In addition, given the location of the building within a rural area with access to outdoor recreational opportunities and close to the Trans-Pennine Trail, the proposal is on balance acceptable in terms of residential amenity in accordance with Policies GD1 and the Council's Supplementary Planning Document 'Designing New Housing Development' and The South Yorkshire Residential Design Guide.

### Visual Amenity

There are no objections to the proposal in terms of visual amenity. The dormer to the rear will not be visible from the street scene and the changes are felt to be still sympathetic to the original building in accordance with policy D1 of the Local Plan.

**Recommendation**

Approve with conditions