

2021/1358

Mr D Cheetham

Erection of first floor extension over garages, infilling and rear extension of existing link roof between house and garage and two storey side extension to dwelling.

Dale House, Tivy Dale, Cawthorne, Barnsley, S75 4EH

Planning History

2006/0823 - Erection of detached double garage with first floor store/gym – Approved with conditions

2008/0881 - Erection of three bay link garage extension and alterations to dwelling – Approved with conditions

2008/0886 - Demolition of existing stone wall and outbuildings (Conservation Area Consent) – Approved with conditions

2012/1162 - Conversion of upper floor of barn to ancillary living accommodation to Dale House and change of use of lower floor to stables and erection of potting shed and greenhouse - Approved with conditions

2015/0850 - Erection of single storey side extension to dwelling – Approved with conditions

Description

The property is a large detached stone dwelling set within large grounds at the southern fringe of Tivydale. The dwelling and land to the north lies within the Conservation Area and land to the south is just outside. A sweeping circular access gives access to the rear of the dwelling. The property is of traditional design with narrow vertically emphasised window casements giving a distinctly attractive character. The site is surrounded by a low stone wall and a high hedge which screens the property from the main Road, Tivy Dale.

The property has been extended and altered over time as can be seen from the planning history above. The 2008/0881 approval relates to the garage which is now the subject of this application to add a first floor and infill the link building between the garage and the house. It also included a single storey 'Garden Room' extension to the south gable of the house where this application proposes a two-storey extension. The 2015/0850 approval includes a redesign of the 'Garden Room' extension referred to above into an Orangery in the same position and over a similar footprint. Works commenced on this project up the floor level but were never completed. The planning approval for the Orangery is extant and the principal of an extension in this location has been established.





Fig 09. South gable wall of Dale House – location for two storey extension.



Fig 07. View of south garage gable and open link roof to house.



Fig 10. South gable of Dale House – shows commencement of development of former approved single storey side orangery extension.



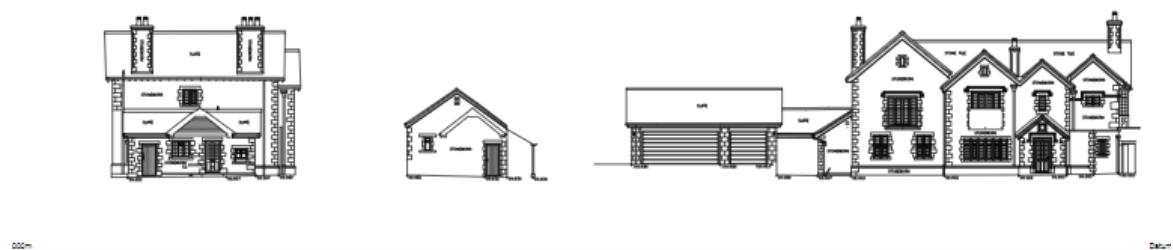
Fig 08. View of existing link roof between house and garage looking west.

Proposed Development

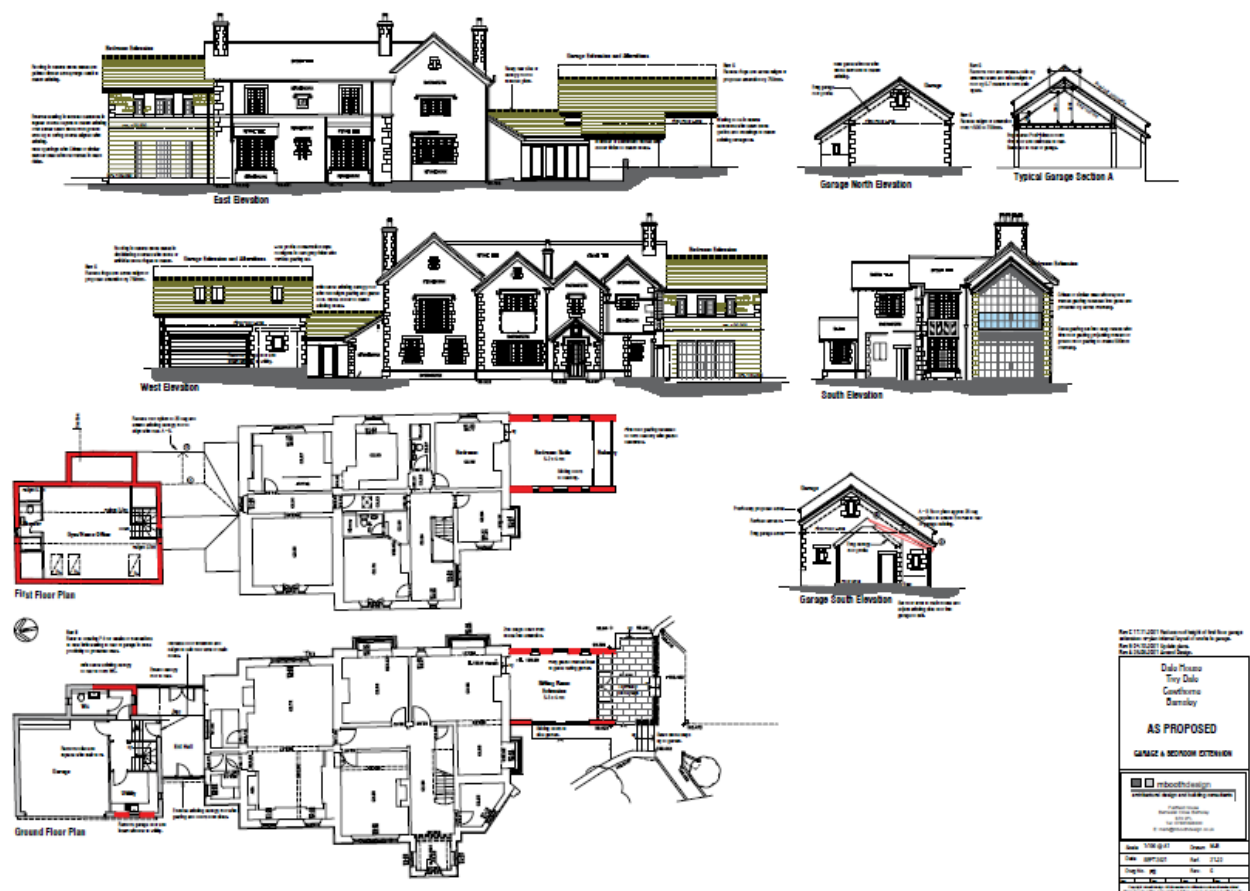
The proposal involves the erection of a first floor extension over garages, infilling and rear extension of existing link roof between house and garage and two storey side extension to dwelling. A Design and Heritage statement has been submitted in support of the application.

The plans have been amended during the course of the application at the request of the Conservation Officer. The following changes have been made:-

It was proposed to lift the roof of the garage by 1.5m, however the plans now show a reduction to 0.75m. This brings the ridge of the garage in line with the eaves height of the two storey house. The proposed windows above the garage doors have been removed and the rooflights increased in size as suggested by the Conservation Officer. The eaves height of the extensions have also been amended.



Existing plans



Proposed plans

Policy Context

Local Plan

The site is allocated as Urban Fabric and Cawthorne Conservation Area within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy GD1 General Development

Proposals for development will be approved if:

- There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;
- They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;
- They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;
- They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;
- Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;
- Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;
- Any drains, culverts and other surface water bodies that may cross the site are considered;
- Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;
- Any pylons are considered in the layout; and
- Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.

Policy D1 High Quality Design and Place Making

Design Principles:

Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including:

- Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;
- Views and vistas to key buildings, landmarks, skylines and gateways; and
- Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should:

- Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;
- Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;
- Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;
- Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;
- Provide clear and obvious connections to the surrounding street and pedestrian network;

- Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;
- Promote safe, secure environments and access routes with priority for pedestrians and cyclists;
- Create clear distinctions between public and private spaces;
- Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;
- Make the best use of high quality materials;
- Include a comprehensive and high quality scheme for hard and soft landscaping; and
- Provide high quality public realm.

In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.

HE1: Historic Environment - We will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk.

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 comments received

Conservation Officer – No objection to amended plans

Tree Officer – No comments received

Representations

No comments received

Assessment

Principle of development

The site falls within Urban Fabric which has no specific land allocation, however the site and surrounding area is made up principally of housing. Extensions/alterations to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

The property is also set within the Conservation Area therefore the proposal should preserve/enhance the Conservation Area in accordance with policy HE1 of the Local Plan.

Visual Amenity/Impact on Conservation Area

Dale House is a sizeable and historic house on the corner of Tivy Dale and Lane Head Road in Cawthorne. The house is on a small, elevated plateau but is largely hidden from public view by trees, vegetation and a high hedge. The dwelling sits within a large plot with mature gardens a sizeable greenhouse and barn to the west. The house was formerly owned by the Spencer Stanhope estate and is at least 170 years old being clearly visible on the first edition 1850 OS. That building, however, appears substantially smaller than the existing Victorian dwelling. This includes a date plaque on the principle eastern elevation of 1890 suggesting significant remodelling at that date. Stylistically, the building reflects the Victorian fashion for the Medieval and a sense of the Arts and Crafts. Openings are dressed in ashlar and adorned with hood moulds, mullion windows are in evidence, faux timber framing can be seen between the ground floor and second floor bay, and the roof is deeply overhanging covered in stone slates.

The house is within the Cawthorne Conservation Area, with its grounds to the west being incorporated in the extended area in March 2020. The proposal seeks permission to extend over the footprint / foundations of the approved orangery (2015/0850) and amend this to a two-storey extension. Additionally, the link between the house and garage is proposed as an infill structure with the garage roof adjacent being raised to provide accommodation for a home office / gym.

The plans have been amended at the request of the Conservation Officer to ensure the 1890 and earlier core remains the dominant element and the extensions are subservient and adequately recessive. It was proposed to lift the roof of the garage by 1.5m, however the plans now show a reduction to 0.75m. This brings the ridge of the garage in line with the eaves height of the two storey house. The proposed windows above the garage doors have been removed and the rooflights increased in size as suggested by the Conservation Officer. The eaves height of the extensions have also been amended. The proposal now allows for the main dwelling to remain the dominant feature in line with the guidance set within the SPD House Extensions.

Whilst the side extension above the garage exceeds the 2/3rds with of the original dwelling (as specified within the SPD House Extensions), this is to be constructed over an existing extension and as this is a large and unique detached dwelling within a large plot it is felt that the SPD restrictions of the size of two storey side extensions can be relaxed in this instance. This southern two storey extension on its own is attractive and architecturally fits well with the existing house. The finishing details of this element are very high quality (Critall's glazed gable) and would seem to meld the old and the new successfully. It's a contemporary design but one that is respectful of the architecture of the original. The design of the proposals are typically of a high standard and would fit in well with the architectural features of the property, subject to the use of matching materials - which should be conditioned. The proposal would preserve the character of the Conservation Area in accordance with policy D1 and HE1 of the Local Plan.

Residential Amenity

The nature of the plot is such that there are no nearby properties to the proposal and no detriment to residential amenity would occur.

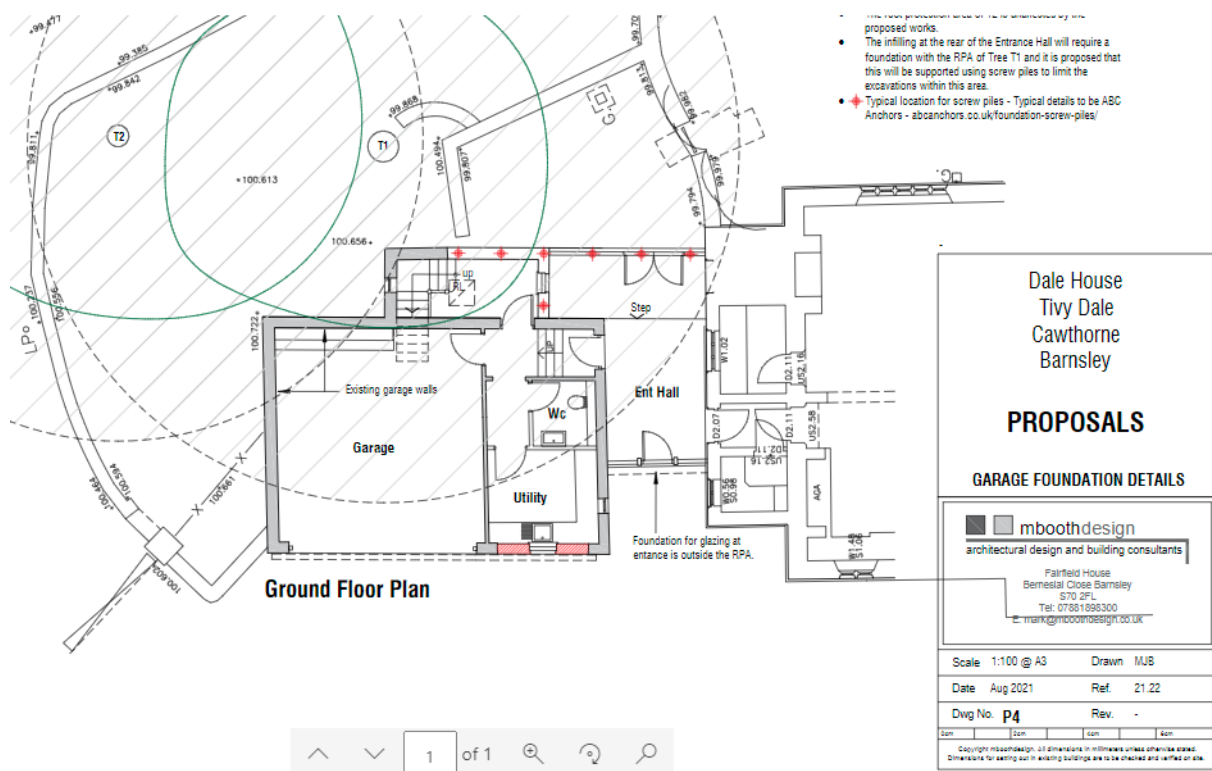
Impact on Trees

There are a number of trees within the grounds of the property, two of which are protected by Tree Preservation Orders Lime Trees T1 and T2. There is also an Area TPO to the southern side of the site. The trees within the site are also protected by the sites Conservation Area

status. The following documents have been submitted in support of the application:- Tree Survey by James Royston dated 30th July 2021, Arboricultural Method Statement by James Royston dated 15th October 2021, Arboricultural Impact Assessment by James Royston dated 15th October 2021.

The tree report states that no trees will require removal as part of this application and no trees will require pruning as part of this application however the removal of some small diameter epicormic growth is recommended in order to give 2m clearance between TPO tree T1 and adjacent buildings. This is routine tree maintenance work and would need to be subject to a separate TPO works application.

The tree protection plan shows all retained trees as being protected during development in accordance with BS5837:2012. The tree barriers should be installed prior to the commencement of the development and should be conditioned. Whilst the garage is existing, the proposal includes a small infilling area extension and would require additional foundations within the root protection area of tree T1. After consultation with the Tree Consultant, the design was altered so that there will be no works of any kind within any areas of existing unsurfaced ground which are located within the root protection areas of trees which are to be retained and it is proposed that this will be supported using screw piles to limit the excavations within this area. The proposed foundation plan is shown below and should be conditioned as part of any approval.



The Tree Officer has not commented on the application. However, the information provided by the applicant is sufficiently detailed and as such there are no objections to the proposal from an arboricultural perspective subject to a condition.

Recommendation

Grant subject to conditions