

2021/0646

Mr Jack & Mrs Helen Nicklin

Conversion of existing coach house to annexe including extension and alterations

The Grove, Green Road, Penistone

Planning History

2014/1149 - Erection of a portico to front of dwelling – Approved with conditions

Site Description

The Grove is a large detached dwelling set off Green Road within Penistone Conservation Area and comprises a large detached two storey dwelling set within extensive grounds and a detached coach house which is the subject of this application. The dwelling is set back from the highway and at a lower level with high walls and plentiful mature vegetation. It cannot be seen from the highway. The coach house is located over Cubley Brook, however it is not within an area of Flood Risk.





This proposal relates to a coach house to the rear (south west). Historically, this would have been the coach house serving the main dwelling and appears clearly on the first edition 1850 map. The coach house is visible with a small northern projection that is now missing. By the

1900 map the main house has clearly been extended and the eastern projection shown in historic photos in the D&A is clearly visible. The building clearly pre-dates 1850 and I think it likely it was constructed sometime in the late C18 or early C19.



1850

1900

Today, the eastern leg of the coach house is missing and elements such as the half dormer that once faced east are also lost. However, the building is still characterful and significant both aesthetically, but also functionally and illustrates lifestyles and tastes of the middling classes in the 18th and 19th century.

Proposed Development

The proposal seeks permission to convert the coach house from its existing use as a store to habitable annexe accommodation. The proposal also involves the installation of a contemporary glazed pod to the east along the lines of the footprint of the earlier projection. The design generally uses existing openings supplemented with rooflights / patent glazing panels to increase light on the upper floor. Windows will be re-glazed using aluminium frames and the left-hand doorway will be incorporated / open into the glazed extension. The right-hand door is proposed to retain the cart doors but have them in a fixed open position.

The proposed annexe has been designed with a bedroom, bathroom, kitchen and separate living area. The small glazed offshoot extension would provide a porch area.



3. maintain the character of the street scene and
4. not interfere with highway safety.

Supplementary Planning Document: Barn Conversions

Consultations

Penistone Town Council – No objections/comments

Conservation Officer – Supports the proposal subject to conditions

Environment Agency – No objections – a permit will be required due to the building being set adjacent to Cubley Brook.

Tree Officer - No comments received

Drainage – Details to be checked by Building Control

Representations

1 letter - We have no objections in principle to the proposed development and are especially pleased to see that there are no additional windows proposed for the west elevation. The design looks to be of a high standard / good quality. The only thing to flag up is that we would question why the Environment Agency are not listed as a consultee.

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 site is also set within the Penistone Conservation Area, therefore any development must conserve and enhance the significance and setting of the Conservation Area.

Residential Amenity

The coach house is set approximately 18m from neighbouring dwelling Brook House and 25m from Three Trees and its use as an annex should not cause any significant increased disturbance or overlooking impact as the site is well screened and the proposed windows overlook the applicant's property only.

The Supplementary Planning Document – House Extensions and Other Domestic Alterations (SPD) states that 'Granny Annexes' may be permitted where it would not occupy a disproportionate amount of the garden and would not have its own separate access or garden area. An annex should normally have a close physical relationship with the host dwelling, be single storey and in all circumstances should only have 1 bedroom and no more than 3 rooms in total.

It is acknowledged that the annex does not meet the above criteria as it does have more than 3 rooms, however as this is an existing building it is felt that the above policy could not apply in this instance. The proposed annex is located within 5m of the host dwelling and is therefore

considered to have a close physical relationship with the main dwelling and its use as additional accommodation for the main dwelling, in this case for the applicant's relatives, would be acceptable. The property also shares the same access as the existing dwelling. Due to the close relationship of the Coach House to the main dwelling, a condition should be included to ensure that the building is not to be sold or rented as a separate independent dwelling in the future.

In light of the above, it is therefore considered that the proposal is acceptable in terms of residential amenity.

Visual Amenity/Impact on Conservation Area

The site is situated within the Penistone Conservation Area. The Grove is not a Listed Building; however due to its age and architectural character it does have some historical significance, therefore the retention and refurbishment of the coach house is supported. The proposal involves the installation of a contemporary glazed pod to the east along the lines of the footprint of the earlier projection shown on the historic maps. Whilst this is not a barn, the same principles of the Barn Conversion SPD can be applied. The design utilises existing openings with rooflights / patent glazing panels and existing windows will be re-glazed using aluminium frames. The right-hand door is proposed to retain the cart doors but have them in a fixed open position. Overall the conversion is sensitive and the glazed pod porch extension replaces a historic projecting element.

The Conservation Officer has been consulted and has stated that 'I am supportive and feel in this instance the precedent for the extension is well proven. The design of the extension is contemporary, but I feel in this setting that is reasonable and allows the doorway to be visible within the building. Generally, the other changes are restrained, and I feel the proposal is subtle and justified. Although the dwelling and development plot are in an extremely secluded part of the conservation area, I feel some conditions would be useful to ensure the heritage significance of the building is retained and the finished article is fully sympathetic.'

The proposed conversion and extension are considered to be acceptable as they will enhance the existing coach house and will preserve the character of the Conservation Area. The proposals are therefore acceptable in terms of visual amenity and in compliance with Local Plan Policy D1, HE1 and HE2 of the Local Plan.

Trees

The Tree Officer has been consulted as there are a number of trees along the boundary of the site. The Tree Officer has not commented on the proposal, however as this is a conversion there should not be any significant harm caused to the existing trees on site. The glazed extension is set on an area of existing hardstanding so is unlikely to cause any damage to the existing trees or their roots.

Highway Safety

The proposal does not result in the loss of off street parking and there is sufficient space within the boundary of the site to accommodate parking for the dwelling and annex and as such is considered acceptable in terms of its impact on highway safety.

Other Issues

The Environment Agency have been consulted as the coach house is situated above Cubley Brook which is classed as a Main watercourse, however it is not in an area of flood risk. The

Environment Agency have raised no objections to the proposal but have stated that the development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 for any proposed works or structures in, under or within eight metres of the top of the bank of Cubley Brook which is designated as 'Main River'. A permit is a separate to and in addition to any planning permission granted. The agent has been informed of this matter.

Recommendation

Approve with Conditions