
2022/0217

Mrs M Richardson

Upward extension of roof height to create two and a half storey dwellinghouse and the installation of roof lights

21 Chapel Lane, Carlton, Barnsley, S71 3LE

Site Location & Description

Chapel Lane is a residential road and is characterised by a mix of housing types and styles; to the south, stone built terraced properties, to the west modern brick-built properties and to the north and east a mix of prefabricated bungalows and 1930s red brick semi-detached properties.

The converted, former chapel occupies a large, level plot, located between a pair of modern, stone clad, brick built semi-detached properties and a terraced row of stone-built properties. The building is constructed from stone with a grey slate roof, is orientated with the gable facing the highway and is built on a similar building line to that of the neighbouring terraced row; the dwellings to the north are set further back than the application property.

The site is enclosed by a low-level stone wall, topped with fencing of a composite appearance, a double gate leads to a driveway which runs along the northern side elevation of the building, leading to a detached outbuilding beyond. The property also benefits from a single storey rear extension.

The building is not listed or otherwise protected but it is considered that the chapel is a non-designated heritage asset of minor local value. The building has substantial local heritage significance being a former Wesleyan Chapel. The Carlton Tithe Map, dated 1845, depicts a building within the application area. The 1st Edition Ordnance Survey Map, published 1854, labels this building as the 'Methodist Chapel'. At this time, the building was set in open countryside to the north of Carlton Green and would have been a conspicuous presence in the landscape.

By 1906, the chapel had doubled in size, but it is unclear whether this represents an entirely new building or an extension to the original building. Today, the building retains its overall historic appearance and illustrates the typical single celled configuration common to Wesleyan Chapels. It has a robust stone built but vernacular appearance with quality but spare stone detailing. This includes chamfered and inscribed arches above the three vertically emphasised front windows and the single side porch entrance. The roof is corbelled and covered in Welsh slate with verge coping that terminates with carved kneelers. On the front facing gable is the Wesleyan inscription and the ridge is topped with a nine-sided base of what may have been topped with a crucifix.

Planning History

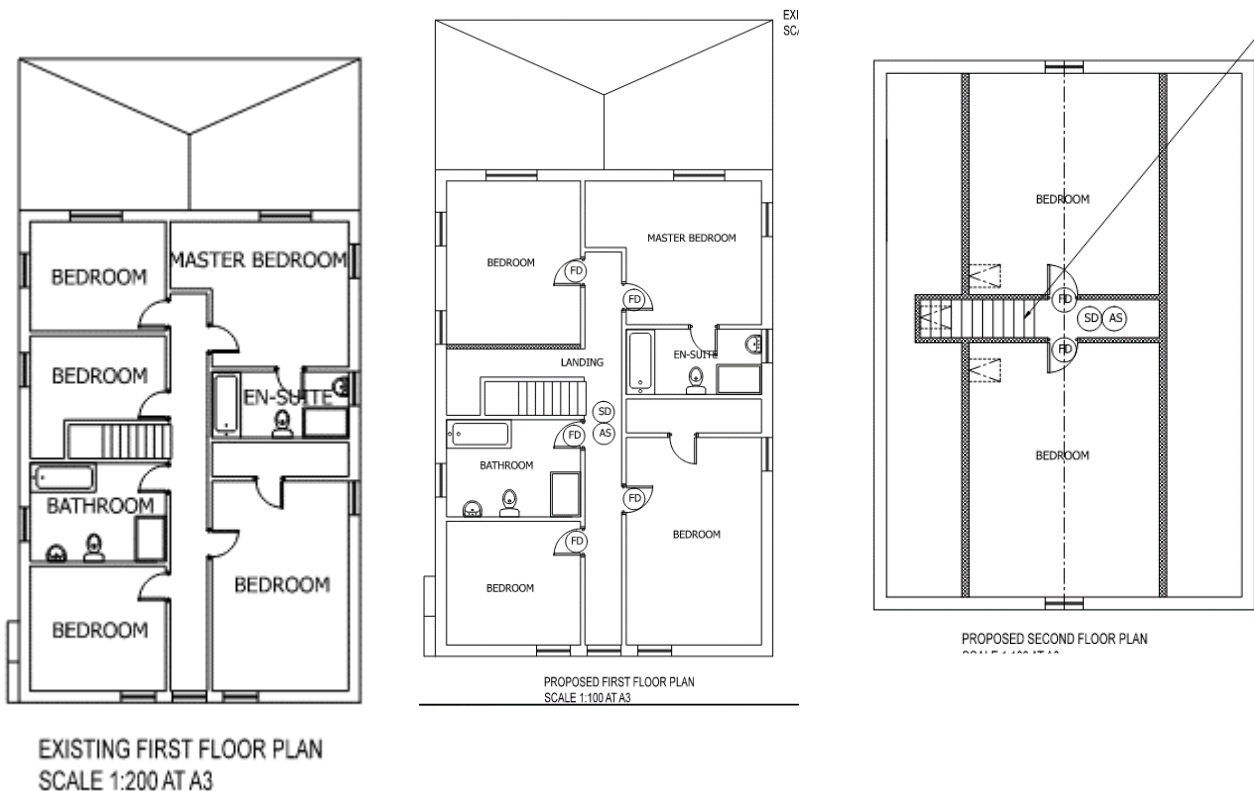
2013/1276 – Change of use from church (D1) to residential dwelling (C3), erection of detached garage and workshop – approved January 2014

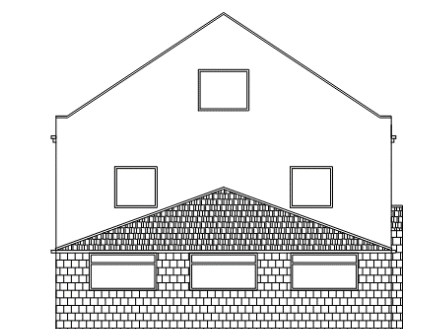
Proposed Development

The applicant seeks permission to increase the height of the building by increasing the eaves height by 0.8m and increasing the eaves to ridge height by 0.4m resulting in an overall increase of 1.2m to facilitate accommodation within the roof space.

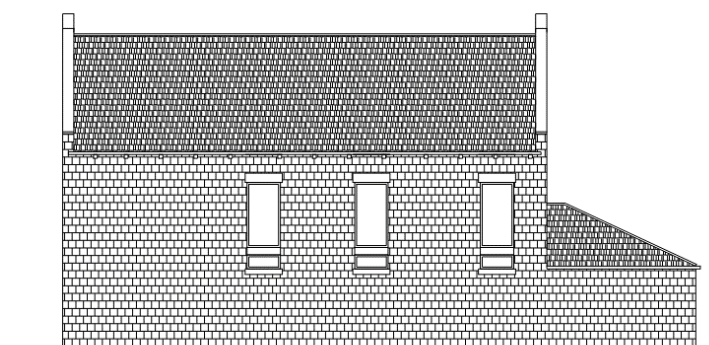
The plans have been amended during the determination of this application. The original plans included 2no pitched roof dormer windows on the northern side elevation, however this, in addition to the increase in height was considered unacceptable.

It is noted that the property also includes a single storey rear extension; permitted development rights were removed from the property when the application for the conversion was approved and therefore the extension has been erected without planning permission. The applicant has stated that the extension was built in 2017; following discussions with Building Control the extension was inspected during this time and therefore has been in situ for more than 4 years and is therefore exempt from enforcement action.

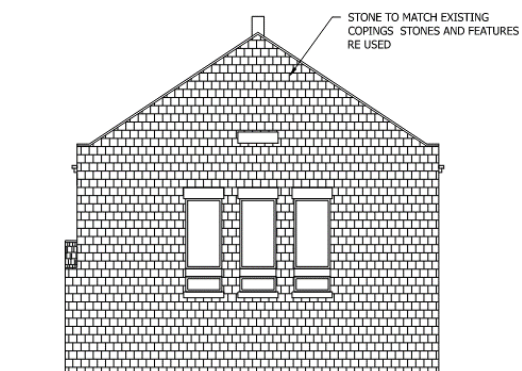




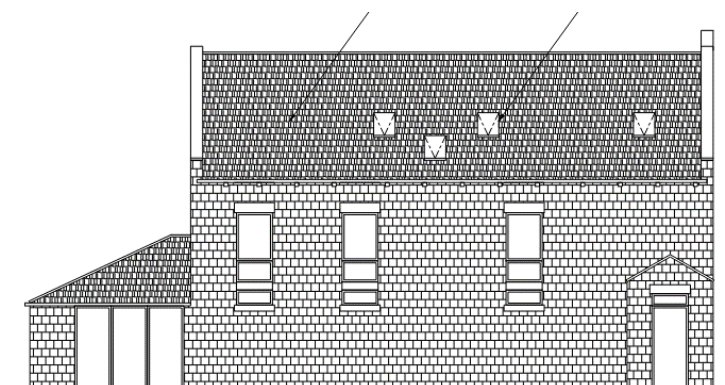
PROPOSED REAR ELEVATION
SCALE 1:100 AT A3



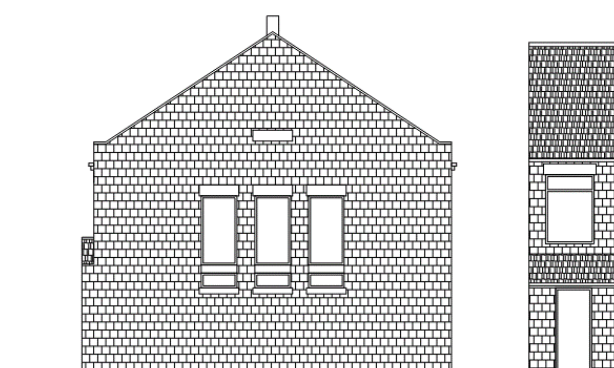
PROPOSED SIDE ELEVATION
SCALE 1:100 AT A3



PROPOSED FRONT ELEVATION
SCALE 1:100 AT A3



PROPOSED SIDE ELEVATION
SCALE 1:100 AT A3



PROPOSED STREET SCENE
SCALE 1:100 AT A3

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and 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 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.

Local Plan

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 GD1 General Development
Policy D1 High Quality Design and Place Making
Policy HE1 The Historic Environment
Policy HE2 Heritage Statements and general application procedures
Policy HE3 Developments affecting Historic Buildings
Policy SD1 Presumption in favour of Sustainable Development

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.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework 2021 (NPPF) 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 there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

Chapter 16 Conserving and enhancing the historic environment.

Paragraph 189 states that heritage assets range from sites and buildings of local historic value to those of the highest significance. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

Paragraph 195 states that Local Planning Authorities should identify and assess the particular significance of any heritage assets that may be affected by a proposal (including development affecting the setting of a heritage asset) taking account of the available evidence and necessary expertise.

Paragraph 197 states that in determining applications, local planning authorities should take account of; the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

Consultations

Conservation Officer – following the submission of amendments no objections are raised, subject to the inclusion of conditions.

Representations

Neighbour notification letters were sent to surrounding properties; no representations been 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 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.

Visual Amenity and Impact on Historic Character

As mentioned previously, the plans have been amended during the determination of this application. The original plans included 2no vertically proportioned, pitched roof dormer windows to the northern side elevation. It was considered that this form of development on a former Wesleyan Chapel was not appropriate and detracted from the historic appearance of the building.

It is proposed to increase the height of the building by increasing the eaves height by 0.8m and increasing the eaves to ridge height by 0.4m resulting in an overall increase of 1.2m. As mentioned previously, there is no uniform house style within Chapel Lane, with a mix of single and two storey properties and therefore differing ridge heights. Whilst it is proposed to increase the ridge height of the dwelling, it would not be out of character with the area given that the row of properties to the south have a higher ridge height than the existing building; a street scene has been submitted which clearly shows that the dwelling as extended would not be higher than the row of dwellings to the south, and whilst the dwellings to the north have not been included on the street scene this pair of dwellings are set further away from the front boundary which would distort the difference in heights, appearing as the properties are of a similar height. The increase in eaves and ridge heights ensure that the building remains balanced and of similar proportions to the original building.

It is clear, local, and regional Wesleyan chapels, are often two-storey with first floor galleries and a scale akin to a full two stories. The removal of the dormer windows and the gable window, along with the retention of the 'Wesleyan' inscription and the nine-sided cross base on the roof, that the character of the building is largely retained, and the conservation officer raises no objection to the amended scheme subject to conditions.

The alterations are proposed to be made in stone to match the existing, with the elements outlined above indicated on plan to be retained, long with the inclusion of conservation style roof lights, nevertheless conditions will be included to ensure the protection of important detailing. It is therefore considered that on balance, the proposal is acceptable in terms of visual amenity and in compliance with Local Plan Policies HE3: Developments affecting Historic Buildings and D1: High Quality Design and Place Making.

Residential Amenity

The increase in height of the dwelling, could result in some increase in overshadowing of 23 Chapel Lane, and a loss of outlook from 19 and 23 Chapel Lane. However, given the dwelling's relationship with its neighbours and its orientation to the path of the sun, it is not considered that any increase would be to a detrimental level. In light of the above, it is therefore considered that the proposal is acceptable and in compliance with Local Plan Policy GD1

Highway safety

The development will increase the number of bedrooms from five to six, and therefore there is no requirement for additional parking provision. The driveway to the side of the property is of sufficient space to the side of property to accommodate 2no parking spaces and as such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4.

Conclusion

Based on the assessment above it is considered that on balance the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the

character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

Recommendation

Approve with conditions