

2022/0475

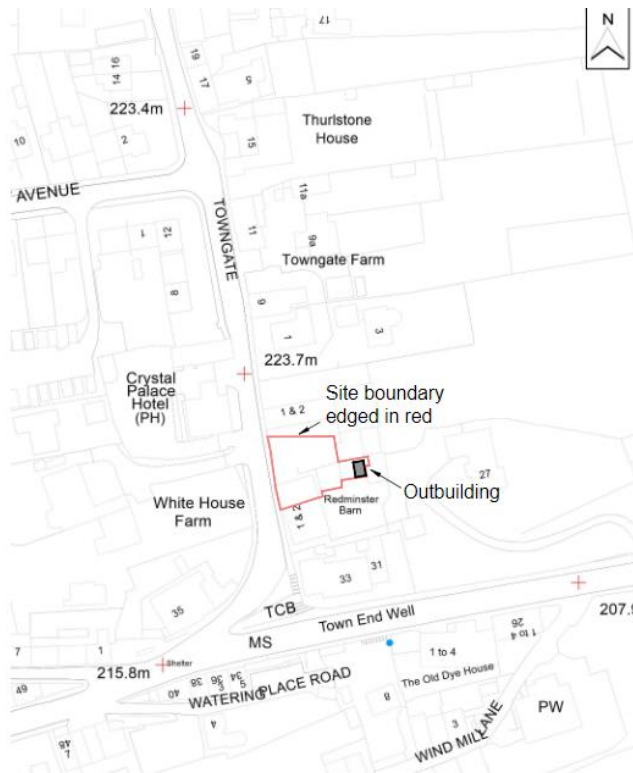
Applicant: Mrs S Halford

Description: Extension to existing outbuilding (retrospective)

Site Address: 1 Redminster Barn, Towngate, Thurlstone, Barnsley, S36 9RH.

Site Description

The property is a converted barn sited to the eastern side of Towngate. The property is a Grade II Listed Building within the Thurlstone Conservation Area and is sited just outside the Green Belt. Towngate is predominantly residential in nature and has a mix of historical and modern dwellings.



Redminster Barn itself is an imposing stone built C18 barn with a large sweeping catslide roof and centrally arranged gabled projection at the rear (once a dovecote). The front elevation is punctuated by a number of small windows but there is a large central segmental arch opening. Overall, the building is slightly monolithic and vernacular in style but typical of Towngate and this part of historic Thurlstone.

Planning History

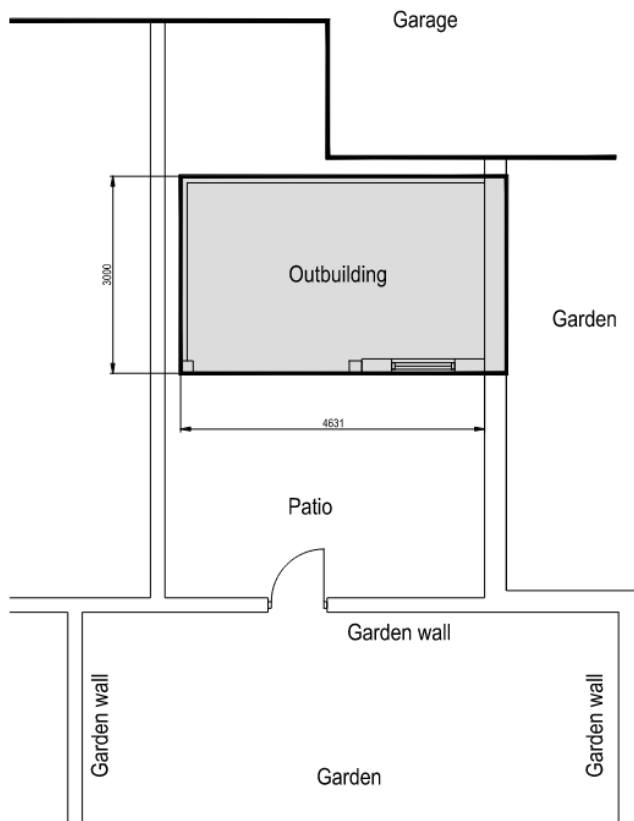
2020/0735- Sycamore (T1) - fell due to being in severe decline within TPO 14/1996- Approve with Conditions.

2019/0603- Remove Sycamore trees T1-T4 due to large amount of dieback/dead posing risk to Manchester Road within TPO 14/1996- Approve with Conditions.

B/88/0661/PU/LB- Subdivision of existing cottages and conversion of barn to dwelling-
Approved with conditions.

Proposed Development

This application is a retrospective application for an extension to an existing outbuilding. The submitted application form states that development work was started on 06/03/2022 and was completed on 15/03/2022.



The outbuilding sits to the east and rear of Redminster Barn and as such views cannot be seen from the road.



Original stone outbuilding seen to the right (constructed from brick)



Outbuilding as stands; extension to the left of the original structure, constructed from timber.



View to the rear of the extension.



Side View of the outbuilding showing neighbouring properties fence.

The extension measures 3m in depth, 2.54m in width and 2.16m in maximum height. The original stonework of the outbuilding has been retained and the extension is constructed from timber with a felt roof.

Policy Context

NPPE

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.

In respect of this application section 16 – Conserving and enhancing the historical environment is of relevance.

Local Plan

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

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

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

Supplementary Planning Document

House Extensions

Neighbours

Neighbour notification letters were sent out and a site notice posted.

Councillor Crisp has objected raising the following comments:

- True impact of the extended outbuilding has not been addressed within the submitted documents.
- Outbuilding extension has been built directly in front of our window (1.6m) and property (a Grade II listed building).
- Limits all maintenance, in addition to visibility and daylight.
- Actual dimension is only 1.6m from window to the rear of the constructed outbuilding.
- Blocks access to natural light.
- Window to our listed building is 300 years in existence and forms part of the listed status of our home.
- Completely blocked every benefit due to the outbuildings immediate impact.
- Construction of outbuilding at its tightest is 0.5m, giving no access to maintenance.

- Redminster house has sight of the extended building from no less than 12 windows.
- Redminster Barn is listed and the extension to the outbuilding has been constructed directly in front of the listed structure.
- Timber panelling and felt roof do not compliment the surroundings and existing structure of stone and slate before its extension.
- Plan submitted is not to scale and fails to show the window in existence.
- Permitted development does not exist in a conservation area or when related to a listed property.
- Enforcement principles have no time bar in instances related to a listed building.

Consultations

Penistone Town Council- No comment received.

Conservation- No concerns.

Assessment

Principle of development

Redminster Barn is a Grade II listed building and is located within the Thurlstone Conservation area. The land is designated as Urban Fabric. The extension and alteration of a dwelling, along with the provision of ancillary structures, is acceptable in principle where satisfactory standards of design are achieved, where they protect or improve the character and/or appearance of the heritage asset, do not have a detrimental impact on the character of the buildings, the wider Conservation Area and the amenity of neighbouring residents and uses are maintained.

Residential amenity

The existing outbuilding is sited to the rear of the existing property, to the east of the site and is contained within the dwellings curtilage. Redminster House, a Grade II listed property is adjacent to the site, directly to the east of the outbuilding.

The outbuilding is an existing feature of the property and the extension to the outbuilding is considered to be modest and well contained within the site's curtilage. The extension would not increase the height of the outbuilding.

Concern has been raised by a neighbouring property that the outbuilding has been built directly in front of a window to a listed building, would limit visibility and daylight, access to natural light and blocks benefits. In addition, they state that the extended building can be seen from no less than 12 windows.

The extension to the outbuilding is adjacent to the garage adjoining Redminster House. Whilst the neighbour is correct in the fact the extension has been built in front of a window, the window serves a garage and as such is it considered to be acceptable considering the fact the window would not be serving a habitable room. The extension would not block any views from the main dwelling and as such there would not be a significant loss of light to windows with habitable rooms.

In terms of outlook, whilst it is acknowledged that views would be visible from the dining room and kitchen windows, the outbuilding is single storey and is sited approximately 8.85m from the habitable rooms of the neighbouring property which is considered to be sufficient. Further,

the small extension to the outbuilding would not detrimentally alter the views the neighbouring property currently enjoys considering there is no increase in height and rather just a small extension, increasing the depth and the width of the outbuilding.

In summary, from a residential amenity point of view, the extension is considered to be modest, would not be overbearing and would not give rise to any issues through overlooking. As such, the proposal is considered to be acceptable in terms of overlooking/loss of privacy impact in accordance with the SPD House Extensions and Local Plan policy GD1.

Visual Amenity

The proposed extension is sited to the rear of the site and is well contained within the curtilage. The garage is modest and is not visible from the highway. There is an existing fence to the north of the site which obscures views from the neighbouring property to the north and the garage is not built up to any habitable windows of neighbouring properties.

The extension to the outbuilding is modest, would not increase the height and is considered to remain subservient to the main dwelling. Further, the main material of the outbuilding is still stone and therefore the original character of the outbuilding is retained. It is considered therefore that is acceptable from a visual amenity point of view and would be in accordance with policy D1.

Conservation

The outbuilding has been extant for some time and has a very low visual impact both on the setting of Redminster Barn and Redminster House. The outbuilding is to the rear of Redminster Barn and is set well back towards the rear of the plot close to the rear wall of the garage block of Redminster House.

The principal elevation of Redminster House itself and its garden area face away from Redminster Barn. As a result, the area the outbuilding is located within contributes little to the setting of Redminster House. The garage block the outbuilding is built adjacent to was recently the subject of an application to convert and extend and is not principally listed. However, it is directly attached to Redminster House, so these works required Listed Building Consent. The works have now been completed and have resulted in a substantial uplift at the eaves and the ridge of the garage block. Consequently, the rear of Redminster House garage is arguably more intrusive due to its scale and massing than the small flat roofed outbuilding this application is the focus of.

When viewed from Towngate, the outbuilding is more or less invisible owing to a low fence that screens views from the public realm. In the curtilage of Redminster Barn the outbuilding is visible, but it is very small in comparison to other buildings in this setting. The materials include stone and overall, and as such, the building is relatively inconsequential and not harmful to the setting.

As such, there are no objections from a Conservation point of view and it is considered the outbuilding is acceptable and in accordance with Policy HE1.

Other Considerations

Permitted development rights give householders permission to undertake certain development without the need for planning permission. Class E of the general permitted development order allows for outbuildings dependent on a number of factors and conditions, one of these being

that development is not permitted by Class E if the building would be situated within the curtilage of a listed building.

The submitted application form states that the outbuilding would be permitted development, however it is acknowledged in this specific case that the extension to the outbuilding would not be permitted development as the outbuilding would be within the curtilage of a listed building, however it is noted that it would meet all other parameters of the criteria, including height and location. The application has been submitted for the works so this has been considered against the relevant planning policies.

Lastly, a number of comments were received regarding maintenance of a neighbouring property but these cannot be taken into consideration as they are not a material planning consideration. .

Recommendation

Approve with conditions