

**2022/0514**

Mr John Butterworth

Erection of single storey front extension and single storey side extension to dwelling

5 Alexander Gardens, Cawthorne, Barnsley, S75 4EW

**Planning History**

2011/0944 – Fell Oak Tree within TPO 21/1999 – Approve with conditions

03/1378 - Light crown lift to Oak tree and dead wooding within TPO 21/ 1999 – Approve with conditions

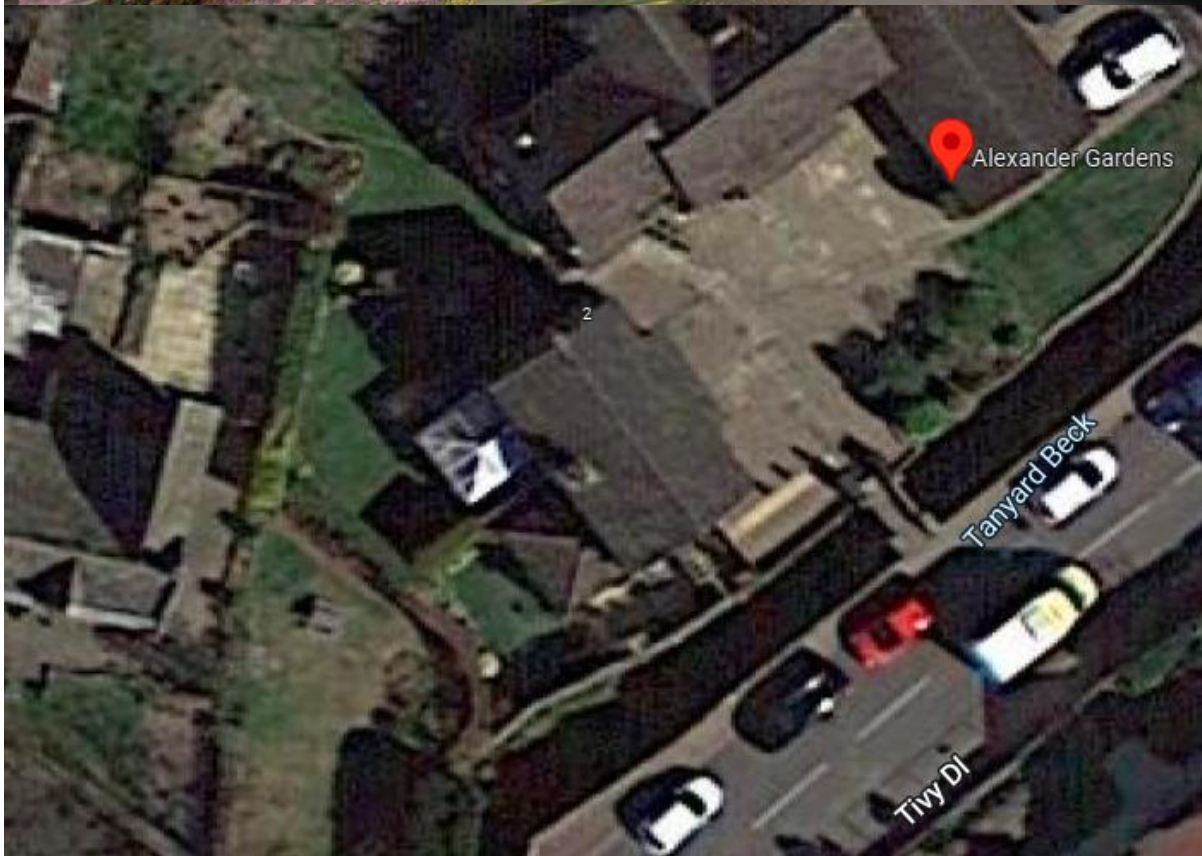
83/1619 - Erection of 5 dwellings and garages and formation of vehicular access

82/0854 - Erection of block of 4 flats with integral garages and formation of vehicular access

**Description**

The property is a semi-detached stone built dwelling which has been extended previously with a single storey rear extension. The attached dwelling, number 4 also has a single storey conservatory extension. The property is set within a small development of similar semi and detached dwellings known as Alexander Gardens. The development is set within an area of urban fabric which mainly consists of residential uses and is set within the Cawthorne Conservation Area. The applicant's rear elevation faces onto a Grade II Listed Building known as South Lodge to the west.





Aerial photograph showing removed trees

### **Proposed Development**

The proposal involves the erection of a single storey front extension and single storey side extension to dwelling. The front kitchen extension joins onto the existing small front porch extension and has a small projection of 1.2m with a lean to roof. The proposed side extension is designed so that it has a side projection of 3m at the widest point, narrowing to 2.2m at the rear. The side extension is designed with a GRP roof with a 15 degree pitch and a roof lantern. The extension would provide a downstairs wc/shower room, store and sun room. The extension would be set approx. 0.9m from the existing retaining wall adjacent to the beck.



## Cawthorne Village Design Statement

### Cawthorne Neighbourhood Development Plan

NDP objective 3 states that:

“To protect the distinctive built heritage and character of Cawthorne Village and Parish by ensuring new development is designed sensitively, conserves and enhances its significant buildings, places and their setting. (Through Policies C7, C8, C9 and C10)”

### **Consultations**

Cawthorne Parish Council – No comments received

Conservation Officer – No objections to amended plans subject to conditions

Tree Officer – No comments received

### **Representations**

1 objection has been received which raises the following concerns :-

- Impact of the 1<sup>st</sup> floor rear extension in terms of loss of light and overbearing
- Appearance of the extensions and impact on Conservation Area
- Impact on the safety and structural integrity of beck wall
- Surface rainwater and drainage
- Parking of construction vehicles
- Impact during construction

### **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 Cawthorne Conservation Area and adjacent to the Grade II Listed South Lodge, therefore the proposal should preserve/enhance the Conservation Area in accordance with policy HE1 and HE3 of the Local Plan.

#### Visual Amenity/Impact on Conservation Area/Listed Building

The site is set within the Conservation Area and adjacent to South Lodge which is a Grade II Listed Building. The Conservation Officer raised some initial concerns with regard to the first floor rear extension and its impact upon the setting of the Listed Building as follows:-

‘Clearly the site is very visible with open views of the building possible in direct context with the Grade II Listed South Lodge (<https://historicengland.org.uk/listing/the-list/list-entry/1151793>) looking south, west and north when travelling along or standing on Tivy Dale. Clearly, the setting of South Lodge has changed over time from the original construction date of circa 1820. However, some encroachment has taken place by 1948 with elements of the camp and more permanent developments appearing in the vicinity of Tivy Dale / Brook House by 1948. Infill development has continued since then to the present day including the

development at Alexander Gardens. The host dwelling appears to have been constructed following approval of B/82/0854/PR or possibly B/83/1619/PR and therefore dates to the 1980's. My feeling is that the courtyard that 5 Alexander Gardens is part of is a relatively positive presence in the setting of South Lodge and the conservation area. In terms of its architecture, scale, and details the building is quite recessive but complementary being stone built, with stone (artificial – maybe Hardrow's or Greys Artstone) and the later concrete interlocking tiles to the roof of the rear single storey extension. Fenestration is also restrained and low key and overall, the buildings at Alexander Gardens form a complementary courtyard type development that reflects vernacular and historic precedents in the area. Critically, whilst modern, it is currently not strongly intrusive into the setting of the listed building or the conservation area having a gentle enclosure around the courtyard. There are single story elements (porches / canopies) with single pitch roofs inside the courtyard and rear extensions on the outside of the courtyard with pitched roofs. Importantly the current arrangement at Alexander Gardens has a sympathetic hierarchy with the more visible single-story elements and extensions not dominating the main dwellings. In that regard I feel the two-story part of the proposal is out of keeping, and to a degree intrudes negatively into the setting of South Lodge that is 14.6m to the west. Views of the listed building from the east would be impacted by the two-storey extension. Moreover, a variety of viewpoints within the setting of the principal elevation (of South Lodge) from the south that contribute strongly to the significance of the listed building would be altered. I'd suggest this introduces some harm and would be avoided by deleting the two-storey element of the proposal.

The front and side extensions are less problematic and broadly speaking I do not object. However, the roof glazing of the side lean to would be better as a couple of conservation rooflights to reduce intrusion into the setting and its footprint would likely require reduction if the two-storey element were omitted. Overall, I do not object wholesale to this proposal, but the rear two storey element is in my view unacceptable due to the setting issues described above.'

As a result of the above comments, the proposal has now been amended and the first floor extension has been removed. Some changes have also been made to the design of the side extension and its roof. The Conservation Officer has no objections to the proposal subject to the use of matching stonework and an anthracite grey GRP roof with faux lead roll detailing at equal centres and a black framed roof lantern. It is recommended that these aspects should be conditioned as part of any approval.

In terms of the scale of the proposal, the side extension is single storey only and appears subservient to the main dwelling. The proposed front extension has a small projection in line with the guidance set within the SPD House Extensions. The proposal is acceptable in terms of visual amenity and would preserve the character of the Conservation Area and the adjacent Grade II Listed South Lodge in accordance with policy D1, HE1 and HE3 of the Local Plan and in accordance with the objectives of the Neighbourhood Plan.



### Residential Amenity

The main objections from a residential amenity perspective related to the first floor extension which has now been removed from the proposal. The proposed side extension and small front extension are set away from the attached property and would not cause any significant overshadowing or overbearing impact. There are no windows which overlook the boundary with the attached dwelling and the proposed windows would not significantly increase overlooking to adjacent properties. The proposal is considered to be acceptable in terms of residential amenity, in accordance with policy GD1 of the Local Plan and the House Extension SPD

### Impact on Trees

There are no trees set within the area of the proposed side and front extension. The Tree Officer has been consulted and has no comments with regard to this application. The TPO Oak and Sycamore Trees shown on the TPO map along the boundary with South Lodge have been removed.

### Flood Risk/Drainage

In terms of flood risk and drainage, the property is set adjacent to Cawthorne Beck however the Environment Agency Flood map shows that the property is set within Flood Zone 1. This means it has a low probability of flooding from rivers and the sea. Given the small scale of the proposal, the drainage details will be checked by Building Control. There are no objections to the proposal with regard to flood risk or drainage in accordance with Local Plan Policy CC3.

### Other matters

Issues raised by the objector in relation to noise and disturbance during construction are unfortunately not a material planning consideration. In addition, concerns regarding the ownership and potential damage to the walls along the boundary are also not material planning considerations and would be private legal matters.

### **Recommendation**

**Grant** subject to conditions