2022/0711

Mr Peter Atkinson

Raising of roof to form first floor accommodation and associated external alterations

The Bungalow, Back Lane, Cawthorne, Barnsley, S75 4EB

Planning History

No planning history

Description

The bungalow is a detached, pitched roof, brick built bungalow set off Back Lane, in the village of Cawthorne. The property is set within the Cawthorne Conservation area, however it is not visible from public vantage points due to being set off a private lane.

The property has been extended previously with a single storey rear extension and a single storey side extension. The site is surrounded by trees that are protected due to being set within the Conservation Area. A number of the trees are set close to the eastern elevation of the property and currently overhang the roof of the dwelling.







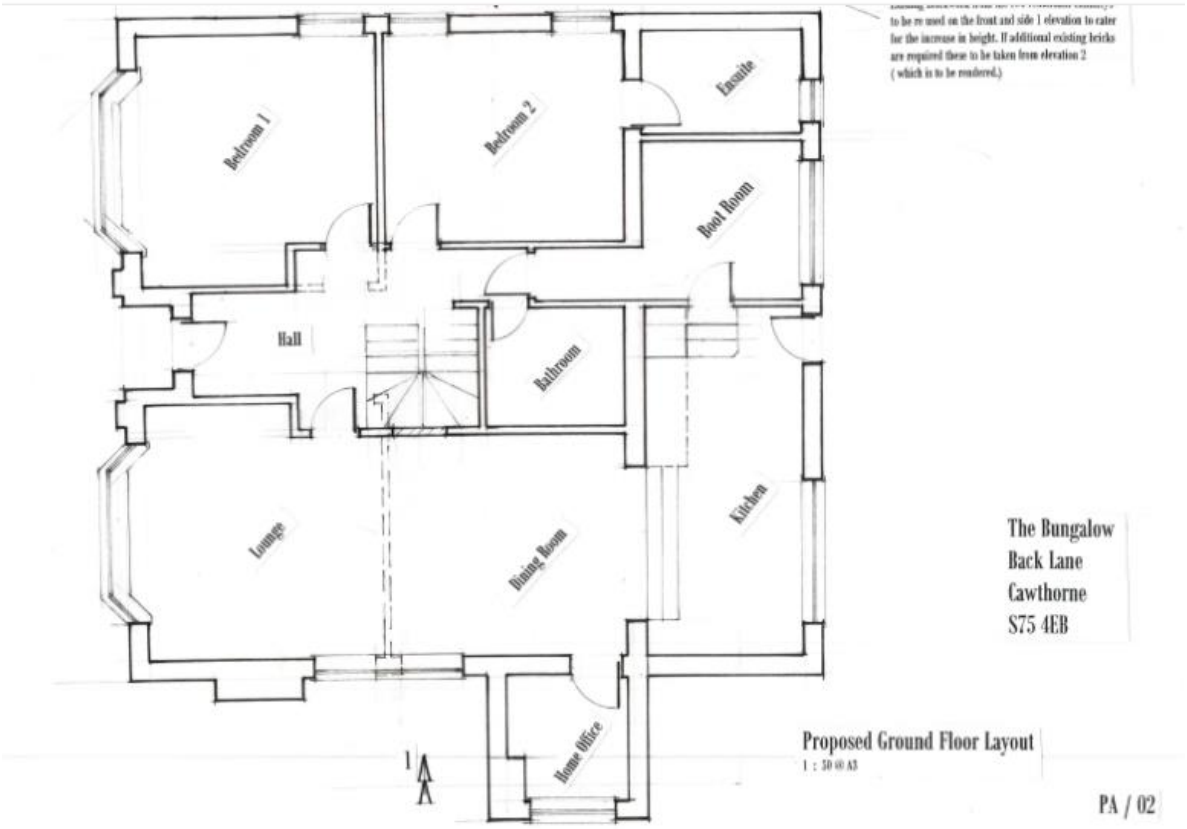
Proposed Development

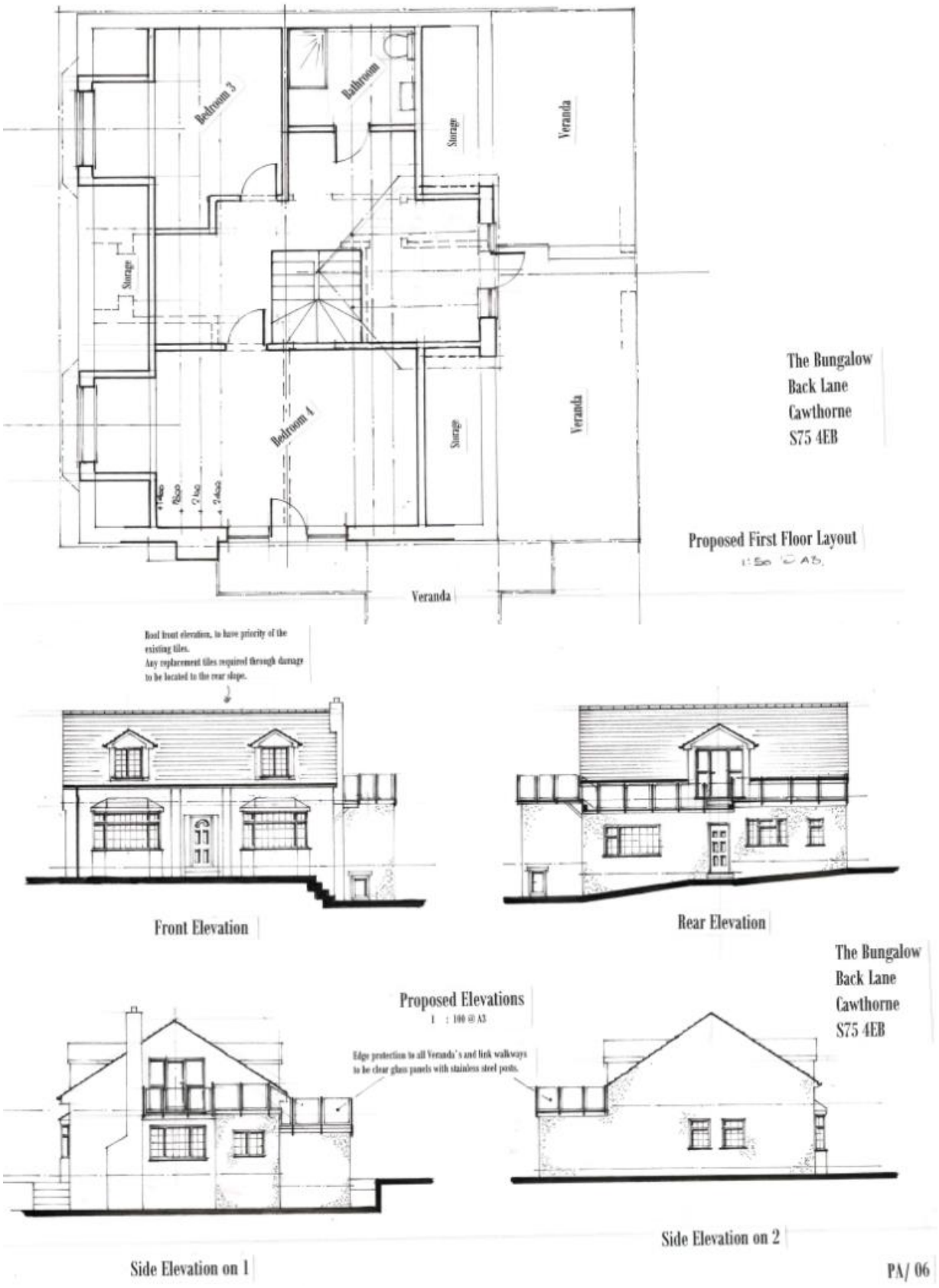
The proposal involves the raising of the roof of the existing dwelling in order to form first floor accommodation and associated external alterations. The roof pitch would be raised by 900mm from 6.1m to 7m.

The proposal includes the erection of a veranda/balcony area above the existing single storey rear extensions and a raised balcony to the side adjacent and above to the existing side extension. The proposal includes two small pitched roof dormers to the front elevation and a rear dormer to provide a door onto the veranda area. The veranda would be enclosed with a glass balustrade.

The materials proposed include a mix of render to the existing extensions and brick to match the existing dwelling. The roof tiles will also match as closely as possible, with salvaged roof tiles to be used on the front roof slope.

A Heritage Statement and Tree Report has been submitted in support of the planning application.





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
Policy D1 High Quality Design and Place Making
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.
BIO1: Biodiversity and Geodiversity

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.

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

Tree Officer – No objections subject to condition

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

The Conservation Officer has been consulted and has no objections to the proposal. The Bungalow on Back Lane is a modern dwelling of little historic or architectural merit. Back Lane is shown as undeveloped on the 1948 OS, as is the area to the east (St Juliens Way) and west along the southern stretch of Tivy Dale.

The Conservation Officer states: 'There is no recent planning history for the property and the design and access statement suggests a build date of 1945 which I would suggest is a bit early given the fact the building does not appear on the 1948 map. Even so, stylistically, and materially the dwelling appears mid C20 in age being brick built, with twin front facing bays, with chimneys on both gables. The location is well screened and hidden on Back Lane and whilst tree pruning is proposed, I would not suggest the dwelling is (or will be) prominent in the Conservation Area location. Consequently, I feel the existing dwelling is a low scale recessive and neutral element and does not contribute particularly to the historic and architectural group value found elsewhere in the conservation area. The proposal seeks permission to re-skin elements (including the use of some render) and reused brick. The proposal also seeks to raise the roof to include accommodation at first floor level whilst retaining the existing footprint. Two dormers are proposed to the front elevation which is not untypical as these can be seen in the area around St Julien's Way. To the rear a larger central gable dormer is proposed as is a rear and side veranda. Ultimately, I don't feel the proposed changes will be visible to the wider conservation area and given the low contribution the dwelling currently makes I see little harm in the proposal.'

The proposed design and materials are considered to be acceptable and the use of dormers and render can be seen within the village. The raising of the roof by approx. 900mm would not be harmful to visual amenity nor would be glazed balcony areas as the property is well hidden. The proposal would preserve the character of the Conservation Area in accordance with policy D1 and HE1 of the Local Plan and in accordance with the objectives of the Neighbourhood Plan and the Cawthorne Village Design Statement.

Residential Amenity

The closest neighbouring dwellings to the applicant's property are Oak House to the north and 37 St Juliens Way, adjacent to Back Lane to the east. The habitable room windows of these properties are set in excess of 21m from the site and therefore should not be impacted by overshadowing or overlooking.

Given that the property is detached, set within a large plot and is well screened, there should not be any significant impact upon the neighbouring properties by way of overshadowing/overbearing from the raised roof and overlooking impact from the proposed veranda/balcony area, in accordance with the SPD House Extensions.

Impact on Trees

The proposal includes the pruning of a number of trees along the boundary as they currently overhang the existing dwelling. The works agreed with the Tree Officer include the pruning of the trees to provide 2m working clearance from the finished dimensions of the property, which should allow room for the scaffolding and for the construction works to lift the roof height.

The trees are not protected by Tree Preservation Orders; however they are protected as they are set within the Conservation Area. The Tree Officer has no objection to the proposed pruning or the proposed extension subject to a tree protection condition. The proposal is considered acceptable in terms of policy BIO1 of the Local Plan.

Recommendation

Grant subject to conditions