

2022/1159

Mr John Butterworth

Erection of first floor rear extension, single storey front extension, and single storey side extension to dwelling

5 Alexander Gardens, Cawthorne, Barnsley, S75 4EW

Planning History

2022/0514 - Erection of single storey front extension and single storey side extension to dwelling – Approved with conditions



5 ALEXANDER GARDENS - PROPOSED EXTENSIONS

Approved amended plans

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

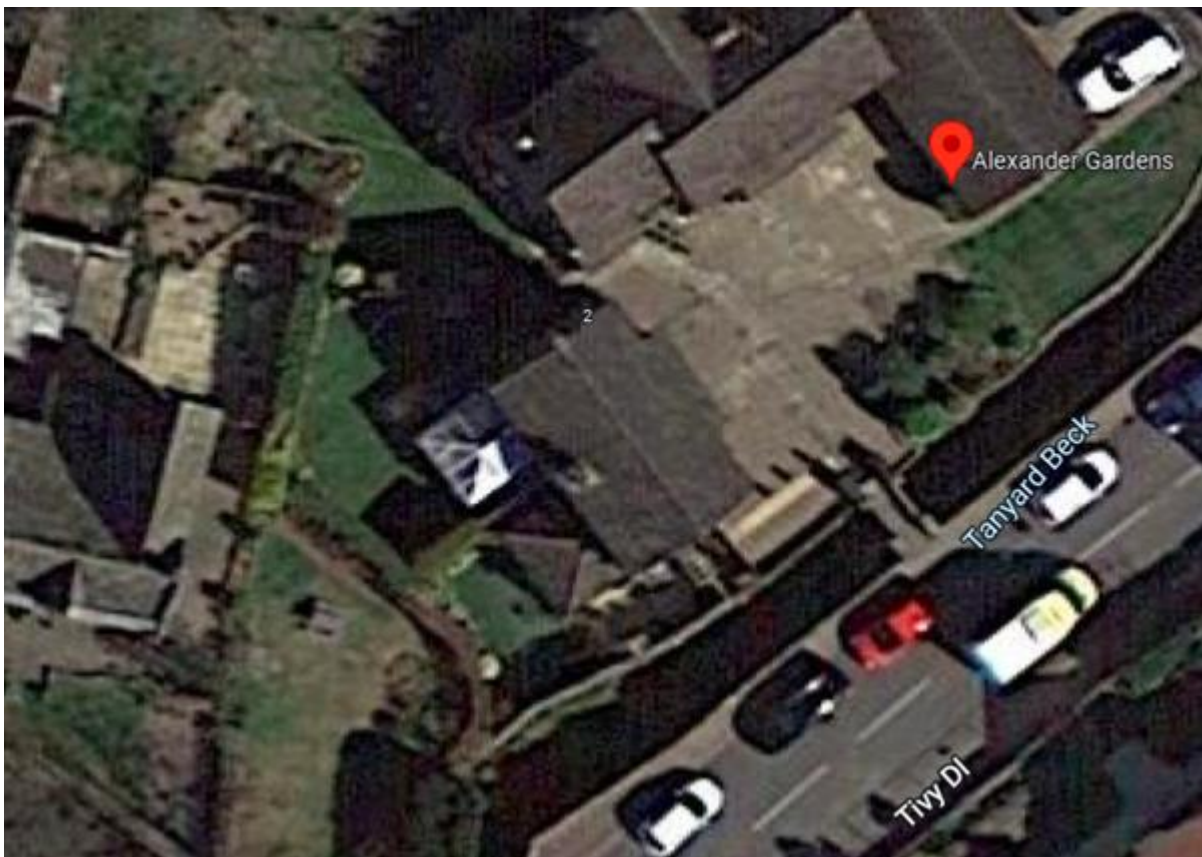
83/1619 - Erection of 5 dwellings and garages and formation of vehicular access

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

Description

This 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 first floor rear extension, 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 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 lean to roof and rooflights. 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.

The proposed first floor rear extension would be set above the existing single storey rear extension and would be constructed with a hipped roof and two rear facing windows.



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
- Policy HE1 Historic Environment
- Policy HE3 Development affecting Historic Buildings
- Policy BIO1 Biodiversity and Geodiversity
- Policy CC3 Flood Risk

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 – Looking at the application, it appears to be identical to planning application 2022/0514

Conservation Officer – Refuse

Tree Officer – No comments received

Representations

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

- Impact of the 1st 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. This application is a revision of the application approved for the erection of a single storey front extension and single storey side extension under application reference 2022/0514. However, 2022/0514 was only approved after significant alterations in response to comments provided by the Conservation Officer and the removal of the first floor extension due to concerns of the impact upon the setting of South Lodge to the rear. The Conservation Officer's main concern was as follows:

'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 proposal was subsequently amended and later approved by revising the side extension to a low pitch GRP roof and omitting the rear upward extension and retaining that element as existing.

This rear first floor extension had now been re-added and the proposal is exactly the same as the original 2022 submission before it was revised. As a result the Conservation Officer has significant concerns with regard to the proposal put forward:-

'I have concerns over this proposal given the obvious setting implications of the adjacent listed building and the prominent conservation area location. Clearly the site is very visible with open views of the building possible in direct context with 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 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 negatively impacted. I'd suggest this introduces harm to the significance of the listed building setting. This 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. The rear two storey element is in my view unacceptable due to the setting issues described above.'

Given the above, the proposed amended first floor and single storey extensions are unacceptable in terms of scale, design and visual amenity and would not preserve the character of the Conservation Area and would harm the setting of the adjacent Grade II Listed

South Lodge contrary to policy D1, HE1 and HE3 of the Local Plan and with the objectives of the Neighbourhood Plan.

Residential Amenity

The main objections from a residential amenity perspective related to the first floor extension. The SPD House Extensions provides guidance in terms of two storey extensions and states:-

‘Two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook. Two-storey extensions to terraces and semi-detached properties which abut a party boundary and adversely affect main windows will not normally be allowed. Two-storey rear extensions to semi-detached houses should, therefore, generally be designed with a rear projection of less than 3.5 metres and for terraced houses 2.5 metres.’

As can be seen on the drawing below the first-floor window to the adjacent dwelling is set a distance away from the proposed first floor extension by approximately 3.5m. The proposed extension would have a limited projection of 3m which is in line with the guidance set within the SPD. Given the above it is not felt that there would be any significant overshadowing or overbearing impact from the proposed two storey extension, in order to warrant a refusal of planning permission on this basis.



REAR ELEVATION
AS PROPOSED 1:100

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

Refuse