
2024/0757

Mrs Sharon Orwin

46 Foundry Street, Elsecar, Barnsley, S74 8EQ

Raising roof to create a dormer bungalow with 3no. side dormers and balcony to south-west facing elevation (Amended Description).

Site Description

The application relates to a plot located at the head of Foundry Street, off Hill Street and Fitzwilliam Street in Elsecar. The surrounding area is principally residential characterised by a mix of dwelling types of varying scale and appearance. To the east of the application site is a detached, split-level bungalow with former commercial buildings beyond. To the south are open fields. To the north, north-east and west of the application site is land that is designated as land to remain undeveloped due to the impact on the historic environment. The application site is in the Elsecar Conservation Area.

The property in question is a detached bungalow of a brick construction with a gable pitched roof with grey roof tiles. The application property is positioned to the north-east of the site and stands within a large plot of approximately 0.3Ha. The application site is enclosed by vegetation to the north, west and southern boundaries, and the site levels fall from north-to-south.



Planning History

There are two previous applications associated with this site.

1. 2018/0941 – Demolition of existing dwelling and erection of 7no detached dwellings (Outline with all matters reserved). – Refused.
2. 2021/0346 – Demolition of existing bungalow and garage and erection of detached two-storey dwelling with attached double garage and associated works. – Approved.

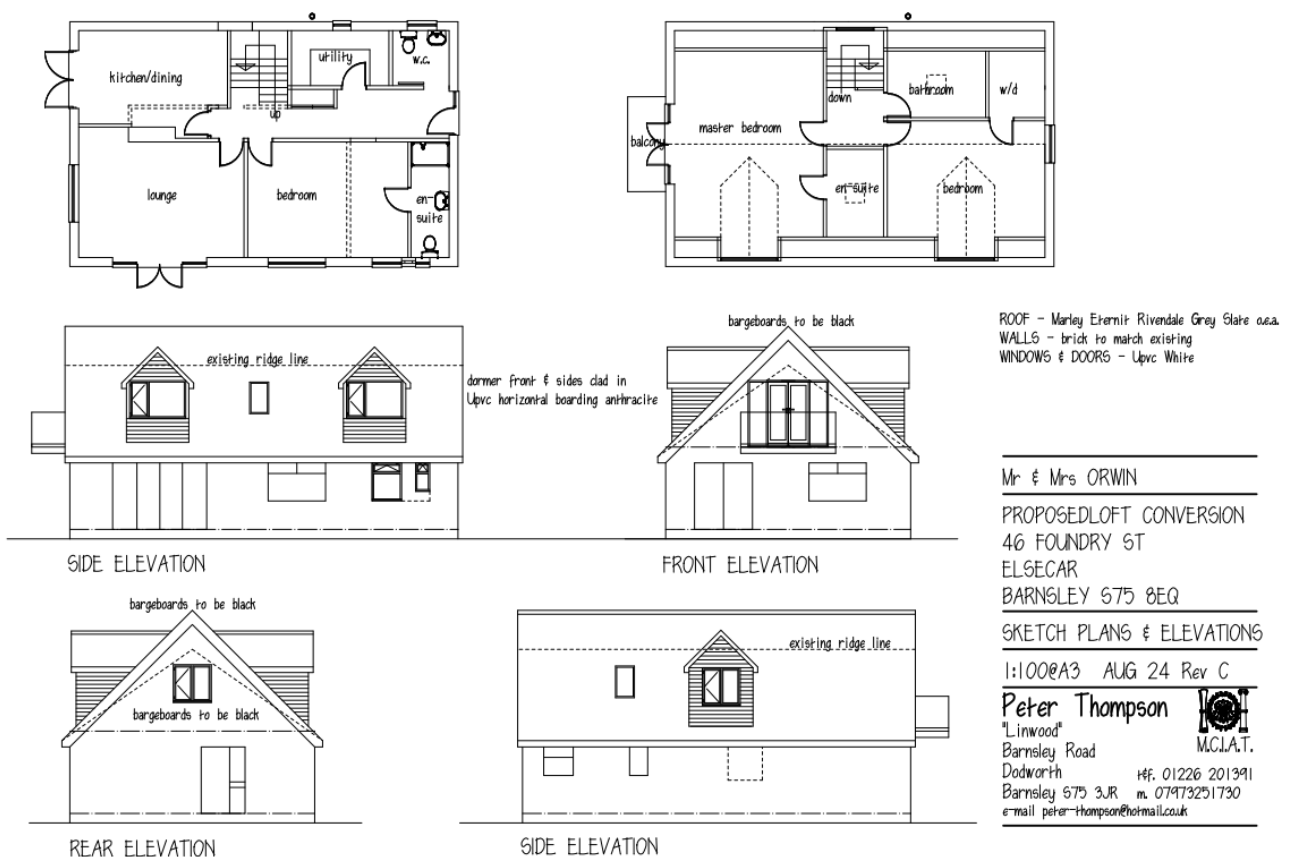
The planning permission granted under application 2021/0346 has not been implemented and has expired.

Proposed Development

The applicant is seeking permission for alterations to the existing roof to increase its height and pitch, the installation of 3no. side dormer windows and the installation of a first-floor balcony to the south-west facing elevation.

The proposed increase in roof height would be approximately 1.2 metres with 2no. dormer windows being installed on the south-east facing roof slope and 1no. dormer window installed on the north-west facing roof slope. The proposed balcony would be cantilevered with glazed balustrades.

During the application process, the proposed materials were amended following comments from the Council's Conservation Officer.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; 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 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 which 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 Allocation – Urban Fabric

The site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy HE1: The Historic Environment.***
- ***Policy HE4: Developments affecting Historic Areas or Landscapes.***
- ***Policy GD1: General Development.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

National Planning Policy Framework

The NPPF sets out the Government’s planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- ***Section 12: Achieving well-designed and beautiful places.***
- ***Section 16: Conserving and enhancing the historic environment.***

Other Material Consideration

- ***South Yorkshire Residential Design Guide 2011.***

Planning (Listed Buildings and Conservation Areas) Act 1990

- ***Section 16: Decision on application.***
- ***Section 72: General duty as respects conservation areas in exercise of planning functions.***

Consultations

Conservation Officer – No objections.

Representations

Neighbour notification letters were sent to surrounding properties. A site and press notice were used, expiring 22nd October 2024 and 25th October 2024 respectively. No representations were received.

Assessment

Principle of Development

The application site is in the Elsecar Conservation Area.

Extensions and alterations to a domestic property and development works within domestic curtilages are acceptable in principle if they would remain subsidiary and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety, and would conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place.

Design, Heritage and Visual Amenity

Extensions and alterations to a domestic property and development works within domestic curtilages are considered acceptable if they would not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling.

The application site is located within the Elsecar Conservation Area which was extended in 2022 as part of the Elsecar Heritage Action Zone (HAZ) project funded by Historic England. While the application site is modern, the surrounding land has rich archaeological evidence both underground and above. The setting is also relatively sensitive being visible from multiple viewpoints. To the north, north-east and west of the application site is land that is designated as land to remain undeveloped due to the impact on the historic environment due to visible ridge and furrow. To the south-east lies the historic Davy Iron Foundry, operational from 1869 to 1980, which produced mantel pieces, ranges, palisading, gates, and industrial castings. Now, the foundry site is largely derelict and looks to be partially used for storage. This site is of historical importance locally to Elsecar.

During the application process, the Council's Conservation Officer was consulted on the proposal. It was stated that on balance, it is considered that the proposal does not enhance the historic significance of the conservation area as the existing building has a neutral contribution to the area. Nevertheless, it was considered that some material changes and slight design alterations could enhance the design. Subsequently, the proposal was amended to reflect the updated materials in line with the Officer's comments and no further comments were made.

The proposed alterations to the existing roof would be relatively minor resulting in a modest increase in height and pitch. The proposed dormer windows would also adopt a modest scale being set back from the eaves and gable ends and set below the ridge of the altered roof. The proposed dormer windows would also adopt gable pitched roofs. While dormer windows are not commonly featured within the street scene of Foundry Street, the application property is relatively isolated at the head of the road with significant vegetation screening to the north, west and south. The proposal would not impact upon the street scenes of Hill Street and Fitzwilliam Street which are more prominent within the Conservation Area. The proposed balcony would also be located on the south-west facing elevation of the application property with limited views from the public realm.

The proposal is therefore considered to conserve or enhance the character or appearance of the building in accordance with Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is considered to comply with *Local Plan Policy HE1: The Historic Environment*, *Local Plan Policy HE4: Developments affecting Historic Areas or Landscapes* and *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Residential Amenity

Extensions and alterations to a domestic property and development works within domestic curtilages are considered acceptable if they would not adversely affect the amenity of neighbouring properties.

The proposed alterations to the existing roof would be relatively minor resulting in a modest increase in height and pitch, and due to the positioning of the application property within its plot, any potential overshadowing impact would likely be limited to the applicant's curtilage.

The proposed south-east dormer windows could contribute to some overlooking of the rear curtilage of 44 Foundry Street due to existing ground level differences. However, any potential impact is likely to be limited. The proposed dormer windows would not face any habitable room windows of the neighbouring property, and a separation distance more than 10 metres would be maintained to the party boundary, in accordance with the House Extensions and Other Domestic Alterations SPD. Moreover, the occupant(s) of 44 Foundry Street were notified of the application and no objections were received. The proposed north-west dormer window and the proposed balcony would face away from surrounding neighbouring properties and towards existing boundary vegetation.

The proposal would not contribute to reduced levels of outlook.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking and loss of privacy, or reduced levels of outlook, and is considered to comply with Local Plan Policy GD1: General Development and would be acceptable regarding residential amenity.

Highway Safety

The proposal would not be prejudicial to highway safety with the existing site access and off-street parking arrangements maintained. The application site can accommodate a minimum of two off-street parking spaces, in accordance with the parking SPD.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

**Recommendation -
Approve with Conditions**