
2021/0906

Mr Marsden

Erection of orangery extension to dwelling (listed building consent)

Red House, 6 Church Street, Cawthorne, Barnsley, S75 4HP

Site Description

The application site is located within the Conservation Area of Cawthorne which, whilst predominantly residential in nature, has a mix of historical and modern dwellings.

Red House is a Grade II listed building, constructed from red brick, with a stone slate roof which is somewhat different to the local vernacular, which is predominantly stone built properties.

The two storey, three bay building is of Flemish bond with deeply rusticated quoins. The central doorway has a heavily moulded surround and cornice supported by scroll brackets; the windows and doorways are generally adorned with plain ashlar surrounds and there is a double height bay window on the southern elevation.

The dwelling is set within close proximity to the western rear boundary resulting in neat, formal gardens to the east and south the setting which complement the street scene. The southern gardens are enclosed by a in a typical English walled garden manner which forms the private amenity space.

Proposed Development

This report is to cover 2 applications which cover the planning permission and listed building consent for the erection of orangery extension to dwelling.

2021/0883 - Erection of orangery extension to dwelling – planning application

2021/0906 - Erection of orangery extension to dwelling – listed building consent

The applicant seeks permission for the erection of a single storey extension to the southern side elevation of the dwelling. The extension is designed with a lantern roof.

The extension is to project 4.9m from the side elevation, extending 5.8m along it, with a height of 3m to the eaves and 4m to top of the finial on the lantern element of the roof.

Policy Context

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

The Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

The site is allocated as Urban Fabric 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 D1 High Quality Design and Place Making
Policy GD1 General Development
Policy T4 New Development and Transport Safety
Policy SD1 Presumption in favour of Sustainable Development

SPDs/SPGs

Supplementary Planning Document - House Extensions sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals for should:

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.

NPPF

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 there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

Paragraph 197 states that in determining applications, local planning authorities should take account of; the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation (and the more important the asset, the greater the weight should be).

Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.

Paragraph 206 states the local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Cawthorne Neighbourhood Plan

The following policy is of relevance to this application.

Policy C7 Heritage and Design in the Conservation Area

- New development within the conservation area should be sensitive to the character and setting of the conservation area.
- Extensions to dwellings should be subordinate in scale to the original building and of a design that reinforces the historic character and appearance of the conservation area.
- Alterations to buildings of heritage value should whenever possible, use traditional materials and designs for roofs and roof pitches, chimneys, porches, elevations, walling, joinery and windows and doors. Historic detailing should be retained and repaired wherever possible, and where replacement is necessary these should copy the historic detail. Pointing should be flush or rounded off to a gently concave joint and lime pointing is preferable for re-pointing of historic buildings and walls. Strap or ribbon pointing which utilises hard cement should be avoided.
- Materials such as locally quarried coursed stone or rustic brick are characteristic of the village and should be used in new buildings and in alterations to older buildings where appropriate. Historic stone walling and other stone in reasonable condition should be retained wherever possible.

Consultations

Conservation Officer – no objections subject to conditions

Penistone Town Council – no objections

Highways DC – No comments received

Forestry Officer – No comments received

Representations

The application was advertised by way of neighbour notification letters, a site notice and a press advert that was published in the Barnsley Chronicle; no representations have been received.

Assessment

Principle of development

The dwelling is a Grade II listed building and site within the Cawthorne Conservation Area and is designated as Urban Fabric. The extension and alteration of a dwelling 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.

Visual Amenity and Impact on Conservation Area and Listed Buildings

As mentioned previously Red House is a Grade II listed building and is located within the Cawthorne Conservation Area.

The building is a 2 storey 3 bay building with the prominent elevation facing east towards the highway separated by a neat formal garden. The dwelling is located within close proximity to western boundary with an enclosed formal garden to the south, bounded by a brick wall to all sides.

The proposal is for a high-quality timber orangery extension attached to the southern elevation. Currently, this elevation is adorned by a double height bay to the left and a single doorway to the right hand with a Georgian window at first floor level over this. In the attic is a similarly aligned but much smaller window. The design of the orangery is of a restrained if slightly generic neoclassical style but is clearly of high overall quality. Although the orangery will introduce some further

asymmetry to the elevation, it is considered that this is acceptable given the presence of the full height bay to the left-hand side.

Due to the location of the dwelling, with the inclusion of the brick wall to the enclosed garden and siting of properties around the dwelling, the extension will not be highly visible from public vantage points. It is considered that the proposed extension will appear sensitive and restrained and it considered to complement the special interest of the listed building well.

Taking the above assessment into account, it is considered that the proposed extension and alterations are acceptable and in compliance with Local Plan Policies HE1, HE3, D1 and GD1 and Cawthorne Neighbourhood Plan Policy C7.

Residential Amenity

Due to the location of the dwelling within the street and its relationship to the surrounding properties and the inclusion of the extensive garden wall, it is not considered that that the proposal would increase levels of overshadowing or overlooking, or reduce levels of outlook to an unreasonable and as such are in compliance with Local Plan Policy GD1.

Highways safety

The proposal does not result in the loss of off street parking or the requirement for additional provision and as such is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4

Conclusion

It is considered that the proposed works would not detract from the character of Red House or the wider Conservation Area. It is therefore considered that proposed extensions and alterations are acceptable and in compliance with Local Plan Policy HE1, HE3, D1 and GD1

Recommendation

Approve with Conditions