

2023/0263

Mr Paul Atwal-Brice

Erection of two storey front porch extension, orangery to rear elevation and detached double garage to front

10 Thurnscoe Hall Mews, High Street, Thurnscoe, Rotherham, S63 0AF

Description

The property is a modern brick built, two storey detached dwelling set within approx. 1 acre of grounds, with lawns to the south and east and mature trees around the perimeter. The remains of a brick boundary wall are present on the north side, with more recent random stone gateposts and wrought iron gates. The building is set behind the residential High Street, with a private driveway leading up to a parking area to the east of the building. To the north is the remainder of Thurnscoe Hall Mews which is a modern development which consists of a converted outbuilding which forms five dwellings and four new build dwellings within the former grounds of Thurnscoe Hall.

The Grade II Listed Thurnscoe Hall is situated to the east of the property and was originally constructed in the late 17th Century.





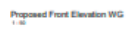
Proposed Development

The proposal involves the erection of a two storey front porch extension, orangery to rear elevation and detached double garage to front.

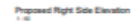
Two storey front porch extension, measuring 2.8m in projection by 3.5m. The proposed front porch extension is to aid the entrance and required wheelchair circulation space within the hallway area of the dwelling. The agent states that the design 'has been considered and compliments the period features of Thurnscoe Hall. Whilst showing different character the proposal captures aesthetics and materials used within the local area.'

Rear Orangery Extension, with a flat roof and roof lantern, measuring 2.6m by 4.6m. The aforementioned rear orangery extension bears no direct impact to Thurnscoe Hall given the locality of the extension being to the rear of the property. The materials proposed will match the existing dwelling.

Detached front double garage, measuring 5.5m by 5.9m with an eaves height of 2.1m and ridge of 3.6m - The agent states that the proposed garage construction is to aid in storage and parking for the disabled children living in this dwelling. The garage is single storey with a low pitched roof and would be constructed of matching materials to the existing dwelling.

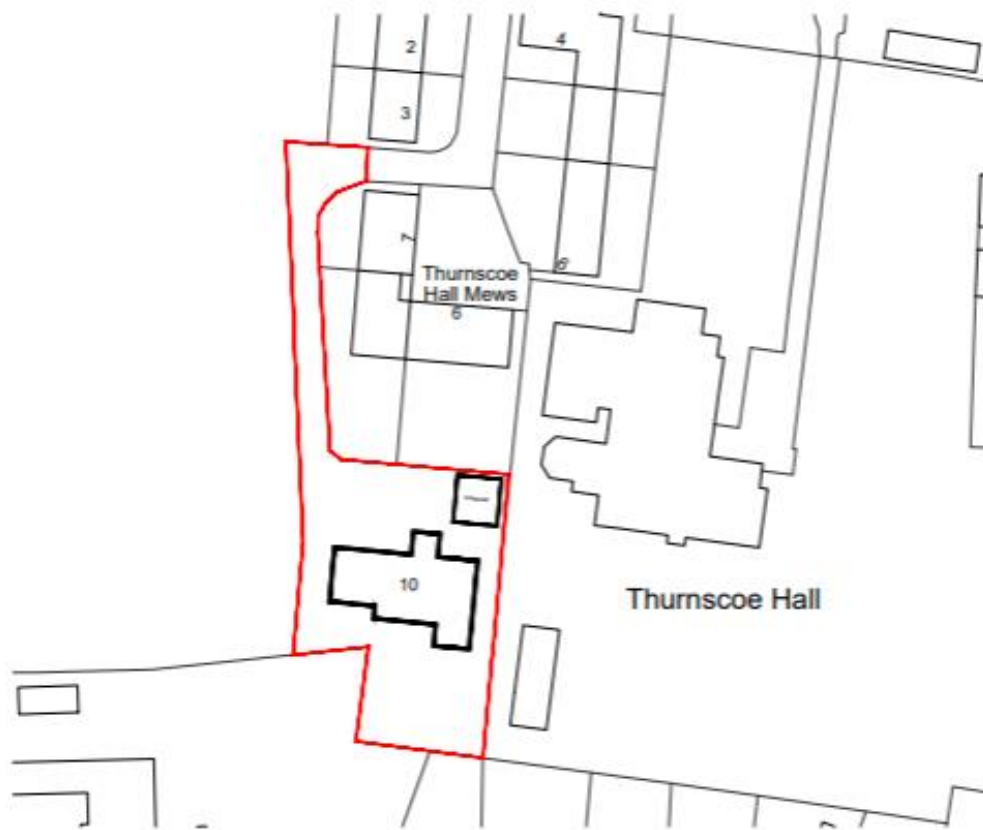


Proposed Rear Elevation
1-20



Proposed Left Side Elevation
1.00





Planning History

2006/1116 - Convert outbuildings to form five dwellings and erection of four new dwellings – Approved with conditions

2006/0105 - Removing overhanging branches of Sycamores T1 - T4 and T6 and one Cherry tree T5 situated at boundary – Withdrawn

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 in January 2019 and is also 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 and 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

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy D1: High quality design and place making – Sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

Policy HE1: The Historic Environment – Positively encourage developments that help in the management, conservation and understanding of the historic environment.

Policy HE3: Developments affecting Historic Buildings – Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance.

Policy T4: New development and highway improvement – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Supplementary Planning Document: House extensions and Other Domestic Alterations

This document establishes 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 should;

- Be of a scale and design which harmonises with the existing building;
- Not adversely affect the amenity of neighbouring properties;
- Maintain the character of the street scene; and
- Not interfere with highway safety

The above principles are to reflect the revised principles in the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

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.

Where a Local Plan is absent or relevant policies are out-of-date, permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. This is assessed against the policies in the NPPF as a whole; or where specific policies in the NPPF indicate development should be restricted or material considerations indicate otherwise.

Consultations

Conservation Officer – No objections subject to condition

Tree Officer – No objections subject to condition

Highways Officer – No objections

Representations

Neighbour notification letters were sent to surrounding properties, two comments have been received and in summary raised the following points;

- The garage would block views of Thurnscoe Hall and the trees and concrete panels will be seen
- The garage would not fit in with the scenery
- This garage and extension would cause a lot of disruption from our over populated street parking. It will also cause extra weight to the drive way that belongs to 10 Thurnscoe Hall Mews which at the moment is cracking our concrete reinforced panel and posts.
- Loss of privacy from children climbing onto the garage and perimeter fencing
- Loss of privacy from proposed extension and garage
- Drainage issues as a result of the garage
- Access of builders plant, could the applicant find an alternative route
- Possible damage to shared driveway

Assessment

Principle of development

The site falls within urban fabric as such, extensions to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host dwelling and are not detrimental to the amenity afforded to neighbours.

Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

The property is set close to the Grade II Listed Thurnscoe Hall and is close to TPO Trees therefore the impact upon these must be taken into consideration in accordance with Policies HE1 and HE3 and BIO1 of the Local Plan.

Visual Amenity/Impact on Listed Building

The Conservation Officer has been consulted as part of the proposal due to the location of the dwelling adjacent to the Grade II Listed Thurnscoe Hall. The Conservation Officer has the following observations to make with regard to the proposal.

'This is a modern dwelling approved under 2006/1116 and 2012/1093. The location of this property was once within the gardens of the Thurnscoe Hall (listed <https://historicengland.org.uk/listing/the-list/list-entry/1287037>). However, the plot has now been severed and is no longer in curtilage to the listed Thurnscoe Hall. The permissions approved a variety of works for the conversion of stabling (also listed) and outbuildings circa 50m to the north. However, this is an entirely new dwelling, and I would suggest its impact and change to the setting, the subdivision of the curtilage and the other changes enacted as part of the historic permissions have resulted in this part of the setting contributing nothing to the significance of The Hall. The proposed orangery of no concern as it faces away from the hall and cannot be seen in context. The two-storey front porch is of a slight concern being large and much more prominent. However, on balance I would concede this is a location that is only really visible from the rear of The Hall which itself has undergone many historic alterations and additions. These have included various single storey, flat roof, and glazed additions. However, most notable of these is the rear / side conservatory that faces the proposal site and is entirely modern. With this in mind I would also note that in looking north to the principal south facing elevation of The Hall (within the southern grounds), the proposal site would not be directly within a very sensitive part of the setting. Given the lack of contribution to the setting of the listed building, the relative lack of visibility in context and the screening by trees I feel that on balance this is not harmful and raise no objections.'

The proposal involves the erection of a two storey front extension. The Council's SPD for house extensions states that for front extensions. 'The front elevation of a building is the most important for its contribution to the street scene. Generally, therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene or cause overshadowing to neighbouring dwellings. Large extensions and conservatories are likely to appear particularly intrusive and will not normally be acceptable.'

Extensions at the front of individually-designed, detached houses, which are set back from the highway or set on staggered building lines, may, in certain circumstances, be acceptable. However, the extension must complement the original house and not adversely affect any adjacent property or the street scene.'

Whilst the proposed front extension is two storeys in height, the extension is set to the front of an individually designed property and set back from the street scene. The extension would add an interesting architectural feature and would not be overbearing to the host dwelling. The extension would be constructed with a render finish which would be acceptable as render can be seen within the area, including on the adjacent Thurnscoe Hall. The proposed orangery is also acceptable in terms of design and materials.

Turning to the proposed garage, the House Extension SPD states that:- 'Detached garages should relate sympathetically to the main dwelling in style, proportions and external finishes. In most cases, it will not be appropriate for a garage to be sited between the house and the road.'

Detached garages should be single storey structures and the eaves height should not normally exceed 2.5m from ground level. It is not considered appropriate for detached garages to include dormer windows as a way of accommodating rooms in the roof space but in some circumstances (e.g. where the garage is set within a large curtilage) it may be possible to utilise the roof space for ancillary accommodation/storage but not as an annex/granny annex. Where the privacy of neighbouring residents would not be compromised it may therefore be possible to install roof lights.'

The proposed garage is set to the front of the dwelling, however as above, the property is set back from the main street scene and the garage would not be overly visible other than from

within the site. The garage is of an acceptable simple design, matching render to the two storey front porch which would tie in the two new build elements and would meet the requirements of the SPD in terms of eaves height (2.1m) and size.

The proposal is considered to be acceptable in accordance with Local Plan Policies D1, HE1 and HE3 and would not have an unacceptable impact upon visual amenity or impact the setting of the adjacent Listed Building.

Residential Amenity

The proposed front porch extension is to aid the entrance and required wheelchair circulation space within the hallway area of the dwelling. The windows to the proposed porch are not habitable and therefore should not increase levels of overlooking to a significant extent. In terms of any potential overshadowing, the porch is set a significant distance from other dwellings and should not cause any overbearing or overshadowing.

The proposed rear orangery extension has a flat roof and roof lantern, measuring 2.6m by 4.6m. The rear orangery extension bears no significant direct impact to the neighboring dwellings given the extension is set rear of the property and away from other dwellings. In terms of the detached garage, this is a fairly low pitched building with a low eaves height of 2.1m and is set approximately 13m from the rear of 6 Thurnscoe Hall Mews, which is well in excess of the recommended separation distance for even two storey extensions and should not cause any significant overbearing or overshadowing impact to the adjacent properties in accordance with policy GD1 of the Local Plan and the SPD.

Biodiversity

Given the location of the building close to mature trees there is a potential for bats to be impacted by the proposal. A Bat Survey report has been submitted and assessed by the Ecology Officer. The report concludes that 'during the daytime inspection, the property recorded no field sign evidence synonymous with use by bats. The property was assessed by a licenced ecologist as containing negligible roost suitability (2018-35446-CLS-CLS). In line with best practice guidelines, no further survey effort is recommended at this juncture. No evidence of breeding birds was recorded during the survey. However, it is recommended that where feasible, works are undertaken outside the breeding bird season' The Ecology Officer has no objection to the proposal subject to the development being completed in line with the recommendations in the Preliminary Bat Survey Report.

The development shall also be carried out in accordance with the following additional biodiversity mitigation and enhancement measures which should consist of at least one integrated bat roosting box and one integrated swift nesting box to be installed in suitable locations within the new extension. The measures shall be implemented in full, prior to completion of the works, and full details including photographic evidence submitted to the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority; the features shall thereafter be permanently retained.

Impact on Trees

The site is surrounded by trees which are protected by TPO's. The applicant has submitted a Tree Survey and Tree Shadow Plan. The Tree Officer has been consulted and has considered the proposal and the documents submitted. The Tree Officer states:-

'I have looked at the submitted information and can confirm I have no objections to the proposed works from an arboricultural perspective. There will be significant overshadowing of the new orangery, however the proximity of the trees mean this is already well known and the rear of the property is already heavily shaded by the trees. It must be noted however that future applications to work on the protected trees purely due to shading and light will not be considered acceptable. The proposed garage encroaches into the rooting area of an off site tree, however the area is currently hard surfaced and therefore a hostile rooting environment and as such it is unlikely that there will be a significant impact on the tree. Protection measures for the trees will be needed during the works and as such the protective barrier details and a tree protection plan will be required.'

The proposal is therefore acceptable in terms of the impact upon trees and there is no objection to the proposal from an arboricultural perspective in accordance with policy BIO1 of the Local Plan.

Highway Safety

The proposal to extend the property does not impact the levels of off-street parking available, nor would the scheme affect servicing arrangements to the site. Highways have no objection to the application and no specific conditions are deemed necessary.

Other Matters

Other issues raised such as disturbance and access of construction vehicles is unfortunately not a material planning consideration. Concerns have also been raised with regard to potential damage to a shared private access drive, however this would be a private civil matter and is not a planning consideration.

Recommendation

Approve with conditions