2022/0075

A Kershaw and T Machent

Extension and conversion of attached garage to provide for additional living accommodation

17 Orchard Terrace, Cawthorne, Barnsley, S75 4HN

Description

The property is a detached bungalow, located in a purely residential area at the eastern edge of the Cawthorne Conservation Area. Orchard Terrace has a variety of property styles including bungalows and two storey dwellings, therefore there is also a mix of materials within the immediate streetscene. The bungalow is constructed from a mixture of medium red smooth faced bricks and reconstituted stone. The roof is of a low pitch and is covered by concrete pantiles. The property is set within a large plot







Proposed Development

The applicant seeks permission for the erection of a single storey extension to the front of the property which would be used as a garage and office space. The existing garage would be converted to provide additional living accommodation as a bedroom and en-suite bathroom.

The extension would project 5.31m from the existing garage with a width of 7.8m. The proposed extension would be of the same height, roof type and materials as the existing dwelling.

Policy Context

Planning decision 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 new Local Plan was adopted at the full Council meeting held 3th 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 SD1 Presumption in favour of Sustainable Development
When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy GD1 General Development
Proposals for development will be approved if:

- There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;
- They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;
- They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;
- They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;
- Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;
- Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;
- Any drains, culverts and other surface water bodies that may cross the site are considered;
- Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;
- Any pylons are considered in the layout; and
- Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.
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Policy D1 High Quality Design and Place Making
Design Principles:
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, including:

- Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;
- Views and vistas to key buildings, landmarks, skylines and gateways; and
- Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should:

- Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;
- Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;
- Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;
- Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;
- Provide clear and obvious connections to the surrounding street and pedestrian network;
- Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;
- Promote safe, secure environments and access routes with priority for pedestrians and cyclists;

- Create clear distinctions between public and private spaces;
- Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;
- Make the best use of high quality materials;
- Include a comprehensive and high quality scheme for hard and soft landscaping; and
- Provide high quality public realm.

In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.

Policy HE1 The Historic Environment

- By supporting proposals that would preserve or enhance the character or appearance of a conservation area. There are 18 conservation areas in the borough and each is designated for its particular built and historic significance. This significance is derived from the group value of its constituent buildings, locally prevalent styles of architecture, historic street layouts and its individual setting which frequently includes views and vistas both into and out of the area. Particular attention will be given to those elements which have been identified in a Conservation Area Appraisal as making a positive contribution to its significance.

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.

Consultations

Conservation Officer – This proposal seeks permission to convert and extend a late C20 bungalow on Orchard Terrace at the eastern edge of the Cawthorne Conservation Area. The dwelling is within the boundary of the conservation area but is of no architectural or historic merit. The dwelling also contributes very little to the historic group value and overall, I would suggest it is a completely neutral presence in the conservation area. The bungalow is constructed from a mixture of medium red smooth faced bricks and reconstituted stone. The roof is of a low pitch and is covered by concrete pantiles. The proposal includes the conversion of the existing garage replacing the west facing up and over door with a wall and two windows serving a new master bedroom. To the north of this, a single storey pitched roof double garage is proposed replacing the converted space, with a small office to the rear. The garden the extension will occupy is reasonably spacious and I note it will be over 10m from the northern boundary and footpath beyond. The materials are all proposed to match the existing and in summary I see no harm to the character and appearance of the wider conservation area. As such, I raise no objections or specific conditions associated with the proposal.

Forestry Officer – No objection to loss of trees.

Highways DC - The proposals do not adversely affect the access and parking arrangements of the site. Indeed, the extended area of hardstanding should actually allow a vehicle to turn within the site whereas such a manoeuvre would currently be difficult. As such, it is considered that the proposals would not adversely impact upon the highway and are therefore considered acceptable from a highways point of view. No objection subject to condition.

Cawthorne Parish Council – no comments received

Representations

Neighbour notification letters were sent to surrounding properties; no comments have been 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 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 side boundary of the rear garden borders Green Belt Land.

Residential Amenity

The property has an existing front projection, which goes beyond the front elevation, forming an L shaped arrangement. The proposal would see this part of the house extended by 5.3m with a width of 7.8m. There are no windows proposed to the side elevation to the neighbouring boundary. There are windows proposed to the front elevation, however these would look to the gable end wall and garage of number 16 and therefore not result in a loss of residential amenity. Whilst the proposal would sit forwards of the front elevation of 48 Stanhope Avenue, due to the separation distances between the properties, it is not considered that this would result in significant overbearing or overshadowing. Due to the arrangement of the properties within the cul-de-sac, the proposal would not impact on number 18 Orchard Terrace.

It is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1

Visual Amenity

The dwelling is within the boundary of the conservation area but is of no architectural or historic merit. The dwelling also contributes very little to the historic group value and overall, I would suggest it is a completely neutral presence in the conservation area. The bungalow is constructed from a mixture of medium red smooth faced bricks and reconstituted stone. The roof is of a low pitch and is covered by concrete pantiles. The proposal includes the conversion of the existing garage replacing the west facing up and over door with a wall and two windows serving a new master bedroom. To the north of this, a single storey pitched roof double garage is proposed replacing the converted space, with a small office to the rear. The garden the extension will occupy is reasonably spacious and I note it will be over 10m from the northern boundary and footpath beyond. The materials are all proposed to match the existing, therefore the proposal is not considered to harm the character and appearance of the wider conservation area.

The extensions are to be constructed from materials which match the original dwelling and it is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making.

Impact on Trees

The proposal includes the loss of trees within the Conservation Area. These trees are highlighted in the Tree Assessment report and include two conifers and a length of hedge which can be seen in the photographs below. The Tree Officer has not expressed any concerns about the loss of these trees. As the trees are ornamental confiers, it is not considered that their removal would harm the setting of the conservation area.





Highway 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. A condition has been requested.

Recommendation

Approve with conditions