
2024/0477

Mr Mark Alsop

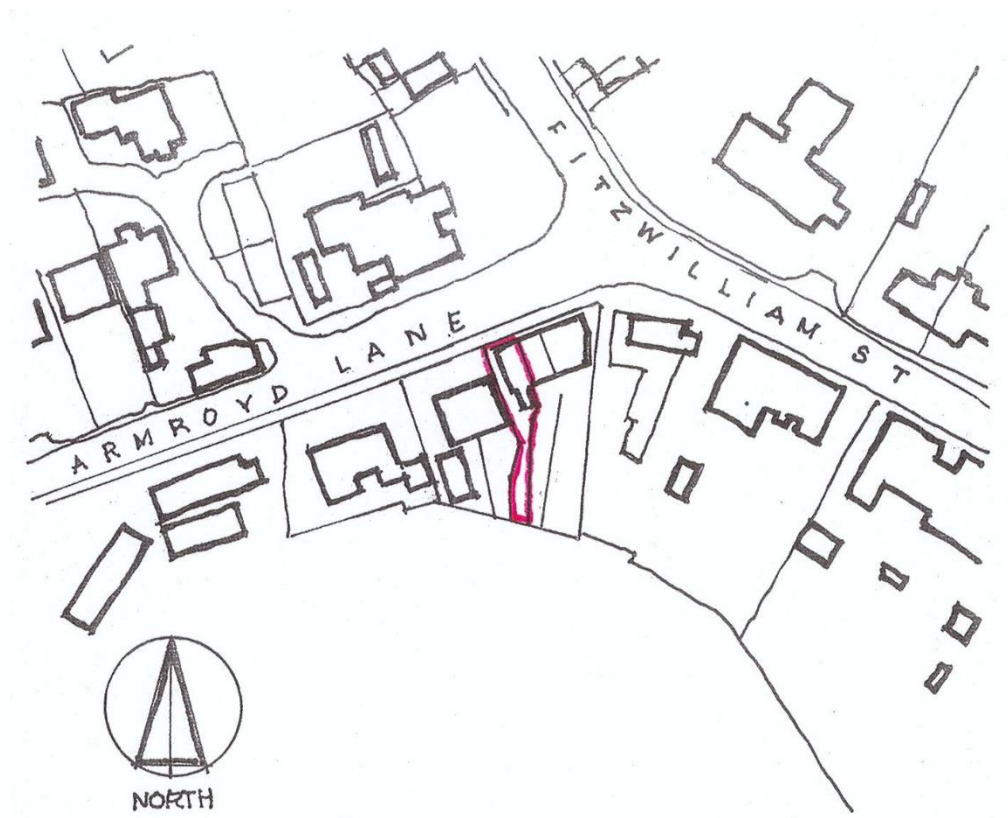
8 Armroyd Lane, Elsecar, Barnsley, S74 8ES

Enlargement of window in western elevation, rebuild previously removed chimney, rear dormer window and internal alterations

Site Description

The application relates to 8 Armroyd Lane located within the Elsecar Conservation Area. The surrounding area principally consists of residential properties of mixed types or historic cottages, terraced housing and detached dwellings as well as apartments. Various materials have been used for the surrounding properties. Stone frontages are predominant with some rendered properties. The Milton Arms Public House is adjacent to the North. Elsecar Cricket and Social Club is located to the Southwest of the property with the property garden bordering the cricket pitch to the south.

The property is a two-storey end terraced house consisting of a stone frontage and side (west) elevation. The rear elevation is of red brick construction. No designated parking is provided, on-street parking is available. A single storey rear extension has been added to the original dwelling. This would fit within Permitted Development legislation. The property has a modest rear-elongated garden which meets the Cricket pitch border to the south. Access to this garden is available via an access path to the west side of the property.

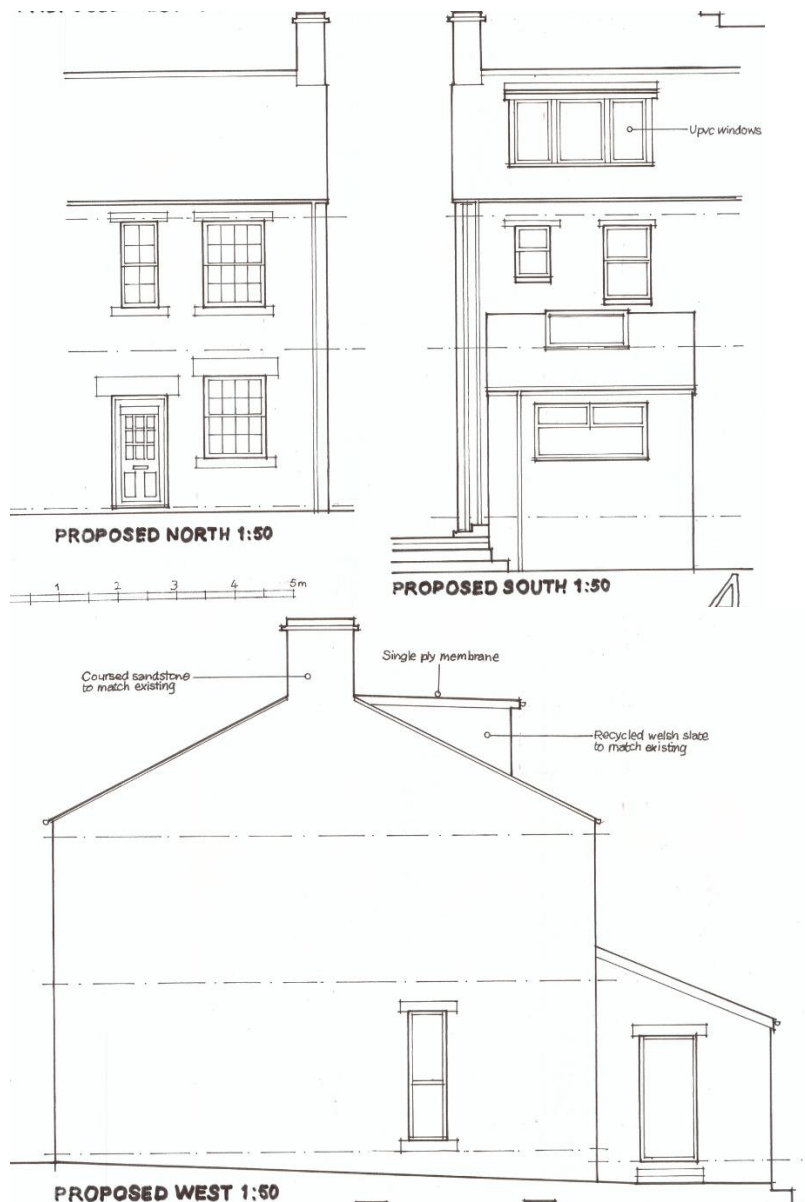


Planning History

No Planning history

Proposed Development

The applicant is seeking approval for the enlargement of the existing western elevation ground floor window from approximately 1m by 0.6m to a longer window of approximately 2m by 0.6m. The rebuilding of the chimney to its original state has been proposed along with a rear dormer window. The rear dormer window will have a depth of 2m and a height of 1m. The length of the dormer will be approximately 2.5m providing a volume of 2.5 metre cubed. The dormer has been proposed below the ridge of the roof. Materials proposed include UPVC to replicate the existing window, Sandstone to rebuild the chimney to match the existing west elevation and a single ply membrane for the dormer roof with recycled Welsh slate to match the existing roof tiles.



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 within the adopted Local Plan which has no specific allocation. The site is also located within the Elsecar Conservation Area. Therefore, the following policies are relevant:

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

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.***

Other Material Consideration

- *South Yorkshire Residential Design Guide 2011.*
- *Elsecar Conservation Area Appraisal.*

Consultations

Conservation Officer – No objection subject to conditions

Representations

Neighbour notification letters were sent to surrounding properties and a site notice was used. No representations were received.

Assessment

Principle of Development

The proposals for the dormer window would be acceptable in principle if it would remain subservient 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. The chimney rebuild would enhance the property back to its original state and the increase in the south elevation window would not be detrimental to neighbour amenity.

Design, Heritage and Visual Amenity

The proposal for the dormer window is considered acceptable provided it does not significantly alter or detract from the conservation area street scene and would reflect the style of the existing dwelling and would conserve and enhance the significance and setting of the borough's heritage assets. Efforts have been made to ensure that the proposed dormer will utilise recycled Welsh Slate to match the existing heritage roof materials as well as a single ply membrane which is consistent with nearby flat roofed dormer windows. The Dormer would not be visible from the street scene but would be visible on rare occasions from the Cricket field to the rear. The dormer would be sympathetic to the scale of the host dwelling and would replicate the heritage of the area should the proposal incorporate a slate grey single ply membrane which matches the colour of the main roof as well as black or slate grey fascia to match. The location of the dormer lines up with existing rear elevation windows and is of a similar scale and size to existing dormer windows in the area. The dormer is more than 0.5m from party walls and neighbouring properties.

The proposed chimney has been detailed to be rebuilt from coursed sandstone to match the existing dwelling and would not significantly detract from the character of the street scene and conservation character, rather it would enhance the property to its original state.

Although the west side elevation window is viewable from the street, the window is well screened by boundary treatments and the neighbouring property. The west elevation window faces a blank elevation of the neighbouring property 8a Armroyd Lane and so will not be seen from a neighbouring perspective.

The conservation officer was consulted and no objections were raised subject to conditions in relation to external materials.

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 acceptable and in compliance with *Local Plan Policy HE1: The Historic Environment* and *Local Plan Policy HE4: Developments affecting Historic areas and landscapes*. The development would accord with *Local Plan Policy D1: High Quality Design and Placemaking* regarding visual amenity.

Residential Amenity

The proposals are considered acceptable provided that they would not adversely affect the amenity of neighbouring properties.

The dormer window proposal facing south features glazed UPVC windows. Overlooking of neighbouring property, 6 Armroyd Lane, is no greater than the existing rear windows providing no detriment to neighbour amenity. Overlooking of 8a Armroyd Lane will be minimal due to the set back position of the neighbouring property allowing for viewing only to the blank elevation of the neighbour.

The proposed west elevation window will closely face the blank elevation of the neighbouring property therefore causing no detriment to residential amenity.

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

Highway Safety

The existing property is a two-bedroom dwelling that is not served by any off-street parking. The existing property is served by some on-street parking which is commonplace in the locality. The proposal would not result in any additional bedrooms and therefore would not result in a requirement to provide additional off-street parking spaces. The proposal would be unlikely to result in significant additional traffic volumes or movements in the locality and is therefore considered to maintain highway safety to a reasonable degree.

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