
2022/0249

Extensions and alterations to existing cottage. Demolition of existing garage and erection of new detached double garage.

7 Norcroft Cottages, Norcroft Lane, Cawthorne, S75 4DY

Site Location & Description



The site is located within the Green Belt surrounded by open countryside. Norcroft cottages are a group of 9 traditional stone-built dwellings set around a courtyard. Numbers 4-6 are Grade II listed and located to the rear of the courtyard. Adjacent to the Listing are stone built shared garages with a pitched roof. Beyond the stone garages are 2 prefabricated garages with a flat roof which are at odds within the setting. The application site includes the prefabricated garages and the end cottage of number 7. The site consists of a large side/rear garden with an existing outbuilding located within the garden area. The end terraced cottage is traditional, stone built with a pitched roof design and has a large single storey lean to extension on the side elevation and another at the rear. After discussions with the Conservation Officer these extensions are deemed original features and as such can be classed as part of the original build calculations.

Proposed Development

The application proposes to extend above the side lean to extension to provide a second storey with a pitched roof built in matching stone and slate. The existing side extension projects to the side by 4.18m and measures 6.88m in length. The additional storey will have the same footprint.

The proposal is also to demolish the existing flat roofed prefabricated garages and erect a double garage with an attached store, sited to the southwest of the existing garage footprint. Access will be created by the removal of the existing garages. The proposed garage/ store will be built in matching stone and slate to harmonise with the surroundings. The garage will

measure 7m in width and 8.46m in length, 2.43m to the eaves and 4.39m in total height. The attached side store will measure 2.60 x 1.95, 2.13m to the eaves and 3.34m total height.

Application 2022/0250 is for the listed building consent of the above.

Listing

The Listing Heritage Category: Listed Building Grade: II

10/66 Nos 4 & 6 Upper Norcroft Cottages

Two cottages. C17 or early C18, altered. Coursed squared stone with quoins. Stone slate roof. Two storeys. Four bays. Both cottages have a quoined entrance with a 2-light double-chamfered window to its right. In each case there is a shared stepped hoodmould, that to left with a spiral stop at left end. Other windows, including the four at first floor level are later insertions. Chamfered gable copings on moulded kneelers to left. Two later brick ridge stacks. Rear: 4 bays of 3-light double-chamfered windows. Quoined entrance between bays 1 & 2 above which the ground floor drip mould rises as a hood. Later door inserted between bays 2 & 3. Square tablet with octagonal blocked opening at high level to right.

Interior: In each case the lobby entrance is against a central stack and both retain a firehood bressumer on posts, arched for the doorway. This is elaborately moulded in the case of the right cottage, but plainer in the left.

P F Ryder, Report for South Yorkshire Archaeological Service. 7.11.79

Listing NGR: SE2867807065

Policy Context

Planning decision should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

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 the development plan is absent, silent, 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, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, the policies above are considered to reflect the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

The relevant paragraphs within the NPPF in reference to this application are Chapters 13 (Protecting Green Belt Land) and 16 (Conserving and Enhancing the Historic Environment).

They also reflect the advice in paragraph 124 (general design considerations) and paragraph 130, which state that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'. In further reference to the proposal's para 143 and 146, inappropriate development in Green Belt.

Paragraph 194/5: Identify and assess heritage significance including the setting and the effect of a proposal, para 199: Great weight given to an asset's conservation, irrespective of the degree of harm and para 200: Any harm to or loss of significance will require clear and convincing justification

Local Plan

The new 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). In reference to this application, the following policies are relevant:

GD1 – General Development

D1 – High Quality Design and Place Making

GB1 – Protection of the Green Belt

GB2 – Replacement, Extension and Alterations of Existing Buildings within the Green Belt

HE1 – The Historic Environment

HE2 – Heritage Impact Assessments and General Application Procedures

HE3 – Developments Affecting Historic Buildings

Supplementary Planning Documents

SPD: House extensions and Other Domestic Alterations

Heritage Impact Assessments

These policies are considered to reflect the Principles in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Relevant History

None

Consultations

Conservation Officer – No objections subject to conditions.

Cawthorne Parish Council – No comments received

Highways DC – No objections, subject to the addition of an informative

Representations

Neighbour notification letters were sent out to surrounding properties, no objections were raised

Assessment

7 Norcroft Cottages is set within the Green Belt and adjacent to a Grade II listed building. The application therefore needs to be assessed in principle against the Local Plan Policies which accord with Government advice set out in the NPPF.

Green Belt

The existing property is a two storey terraced dwelling with existing extensions along with associated detached garages. When calculated the second storey side extension along with the detached garage and store will add significant volume to the property, however the proposals when calculated together will not exceed the 100% Green Belt limit. The proposed side extension will be built above the existing, will be in matching materials following the form of the linear buildings. The works are not deemed to be inappropriate development in the Green Belt in that the works are intended to remove the existing garages which are of no historical merit and replace with a more appropriate building which will be more in keeping with the historical surroundings in line with Local Plan Green Belt Policies GB1 and GB2 and in accord with the relevant paragraphs within the NPPF

Impact upon Heritage Assets and Visual Amenity

The proposal seeks permission to extend onto the gable of number 7 where the existing single storey monopitch roof is located. This will require the demolition of the monopitch, but the small rear extension is to be retained. The extension is proposed to become two storeys in height resulting in a linear extension of the ridge of 4.1m. The overall form of the extension is simple and matches the massing, form, and ridge line of the exiting cottage. Windows, doors, materials, and details are all sympathetic and in keeping with the host building.

Without a step back and down, the side extension does not meet the requirements within the Supplementary Planning document for domestic alterations. This has been discussed with the Conservation Officer in regard to the impact within this historical setting. Due to the historic value of the buildings within the courtyard the design of the proposal has been closely assessed, and although this is a usual design requirement as set out within the SPD, in this instance, the historical design merit of the continued linear line of cottages within this particular setting outweighs benefits of a step back and down. For this reason, the proposed design is acceptable. The sideways projection of a 2-storey side extension should not exceed more than two thirds the width of the original dwelling. The proposal does not appear to meet this requirement, however due to the age of the side extension, it is classed as part of the original dwelling therefore the proposal is in compliance with this policy.

The prefabricated garages are to be demolished as part of this application, and replaced with a larger stone built structure which will be more in keeping with the surroundings. Given the lack of heritage the garages contribute, and the fact that the proposed garage will be relatively un-intrusive (visually) there is little or no harm to the listed building.

Based on the above assessment the proposals are found to be in compliance with Local Plan Policies HE1, HE2, HE3, D1 and SPD House Extensions and other domestic alterations, in that they preserve and enhance the appearance and setting of the buildings, areas, landscapes, and listed assets in which they are located.

Residential Amenity

The proposed side extension will be built on the end of the terraced row, away from the adjoining and neighbouring properties. The garage will be built within the garden area also a good distance from the adjoining boundaries, therefore there will be little or no impact on the residential amenity currently enjoyed by the surrounding dwellings.

Conclusion

The works will have no significant impact upon the Grade II Listed Building, in accordance with

the NPPF and Local Plan Policies. Likewise, the impact upon the Green Belt from the proposals are not determined to be inappropriate, and residential amenity is not expected to be compromised. The removal of the existing garage will be a positive change within the area, therefore the proposals are acceptable and the application is recommended for approval.

Recommendation

Approve with conditions