

2021/0878

Mr Peter Mundy

The Candles, 4 Thurnscoe Hall Mews, High Street, Thurnscoe, Barnsley, S63 0AF

Raising of roof of part of dwelling

Site Description

The dwelling is an end terrace dwelling located in Thurnscoe. The dwelling and the surrounding 4 dwellings which are located in the Mews were historically the outbuildings for the residential care home to the South. The dwelling is attached to a listed building (Stable block for Thurnscoe Hall) and Thurnscoe Hall which is to the South of the dwelling is also listed. There is a parking area to the front of the site and a parking space to the rear. The site is accessed via a small road off High Street.

Proposed Development

The applicant is seeking approval to raise the roof of part of the dwelling. The proposed roof will have a ridge height of 6.25 meters increasing 1.88 meters from the existing ridge height of 4.37 meters and an eaves height of 3.28 meters increasing 0.6 meters from the existing eaves height of 2.68 meters. The materials used will be matching brickwork and roof tiles.

Drawing No.	Rev No.
MPM001	003

NOTES

DO NOT SCALE: Candidates to check dimensions and report any variations on site.

MR. P. MUNDY

PROPOSED ELEVATIONS

4 CANDLES
THURNSCOE MEWS
THURNSCOE
S63 0AF

**PROPOSED RAISING OF THE
ROOF OVER KITCHEN**

PLANNING

FIRST ISSUE

Drawn By	Check By	Date
MPM001	003	21/08/2021

Planning History

B/86/1290/DE: Change of use from dwelling into residential home for the elderly (Historic)

B/87/0843/DE/LB: Demolition of building within the curtilage of a listed building (Historic)

B/88/1543/DE: Outline for the conversion of stable block and garages into 3 dwellings (Historic)

B/90/0787/DE: Erection of extension to nursing home (Refused)

B/90/0788/DE/LB: Erection of extension to nursing home (Listed Building Consent) (Refused)

B/91/0327/DE: Extension to nursing home (Refused)

B/91/1112/DE/LB: Conversion and extensions to form five dwellings (Historic)

B/91/1126/DE: Conversion and extension to existing buildings to form 5 dwellings and erection of 2 dwellings (Historic)

B/91/1646/DE: Erection of detached greenhouse (Historic)

B/93/0290/DE/LB: Demolition of Listed Building, Dovecot (Historic)

B/94/0159/DE: Erection of extension to nursing home (Historic)

B/94/0160/DE/LB: Formation of basement and ground floor extension to premises (Historic)

B/96/0120/ DE: Erection of conservatory extension (Historic)

B/96/0121/DE/LB: Erection of conservatory extension to listed building (Historic)

B/98/0839/DE: Renewal of planning consent B/93/0729/DE (Historic)

B/00/1171/DE: Renewal of planning consent B/95/1334/DE (Historic)

B/03/0966/DE: Renewal of planning consent B/93/0729/DE (Historic)

2005/1649: Erection of single-storey building (Refused)

2005/1805: Renewal of planning consent B/00/1171/DE (Historic)

2006/1116: Convert outbuildings to form five dwellings and erection of four new dwellings (approved with conditions)

2012/1093: Convert outbuildings to form five dwellings and erection of four new dwellings to increase the height of the roofs to plots 2 and 3 and minor modifications to the first floor window design (2006/1116 MMA) (Approved with conditions)

2016/0812: Change of use from residential care home (C2) to residential dwelling (C3) and erection of new portico entrance (LBC) (Approved with conditions)

2016/0827: Change of use from residential care home (C2) to residential dwelling (C3) and erection of new portico entrance (Approved with conditions)

2020/1328: Erection of timber outbuilding to be used for dog grooming home business (Refused)

Policy Context

Planning decisions should be made in accordance with the Local Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) does not change the statutory status of the Local Plan as the starting point for decision making.

The Local Authority (LPA) has also adopted a series of Supplementary Planning Documents (SPD) and Supplementary Planning Guidance Notes, which are other material considerations.

Local Plan Allocation – Urban Fabric

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

The Barnsley Local Plan (BLP) 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 the decision-making process as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in 2000) and the Core Strategy (adopted in 2011). In reference to this application, the following policies are relevant:

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 – Supersedes Core Strategy Policy CSP 29 and 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.

In respect of this application, relevant policies include;

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 134 states that *"development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes"*.

Consultations

The LPA's Conservation Officer were consulted and raised no objections.

Representations

Neighbour notification letters were sent to surrounding properties, one comment was received and in summary raised the following points;

- The proposal will break the pattern of the design of the existing buildings
- The previous development kept the style and outline of the now demolished building

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.

Visual Amenity

The main issue in terms of visual amenity is how the increase in roof height will impact upon the street scene and the design of the dwellings that form Thurnscoe Hall Mews as well as the character of the host dwelling. Firstly, it must be established that the raising of the roof height in essence creates a two-storey front extension and the front elevation is the most important elevation for its impact on the character of the dwelling and the street scene. The size and scale of front extensions need to be as modest as possible.

The Council's SPD on house extensions states that for front extensions "Large extensions and conservatories are likely to appear particularly intrusive and will not normally be acceptable. The proposed upwards extension to the front elevation of the host dwelling would be significantly detrimental to the character of the host dwelling and as well as no longer being subordinate or ancillary to the host dwelling as it is currently. This therefore reduces the harmony with the host dwelling. Also, the proposed front elevation would now be overly prominent in relation to the both the host dwelling and the street scene of Thurnscoe Hall Mews.

The raising of the roof height would therefore make the host dwelling a dominant structure which would appear to over-dominate the original property and the design of the scheme (2006/1116) as a whole. There is a clear design pattern implemented in the development of the site with staggered building heights (the proposed section currently being the lowest) to which the proposed upwards extension would break, with the front extension forming the dominant visual feature upon entry to the site and unbalancing the established aesthetic seen presently.

The SPD states that '*materials should normally be of the same type, colour and texture to the existing house or as close a match as possible*'. In this case, the proposed materials will match the existing dwelling with matching brickwork and roof tiles being used. The extension utilises a pitched roof which is akin to the existing dwellings pitched roof with the change being in the proposed height. However, this accordance with the SPD in terms of roof type and materials does not warrant the approval of an upwards extension that would harm both the visual amenities of Thurnscoe Hall Mews to the additional detriment to the character of the host dwelling.

The proposal is considered to be contrary to Local Plan Policies GD1: General Development and D1: High Quality Design and Place Making and is unacceptable in terms of visual amenity.

Residential Amenity

There will be some increase in overshadowing and overbearance from the increased roof height, however this is unlikely to be significantly detrimental for the adjacent properties at 5 and 6 Thurnscoe Hall Mews as these dwellings are two-storey dwellings and increase in height from the host dwelling. Also, the proposed extension would be set to the north therefore limiting the impact.

Highway Safety

There will be no impact upon highway safety.

Recommendation

Refuse

