

**2022/0205**

Stuart & Jane Walne

Demolition of conservatory and construction of rear single storey extension and additional rooflights to existing roof

The Barn House, Towngate, Thurlstone, Sheffield, S36 9RH

### **Description**

The Barn House is a two storey stone built dwelling, originally used as a barn for the adjacent White House Farm. The property is constructed of a local coursed sandstone with stone slate roof and the windows and doors are of a brown wood grain effect PVCu. The roof contains many rooflights which were approved as part of the original conversion, along with solar PV panels and a stone chimney which was added to the dwelling in 2001. The front elevation retains the features of a traditional two storey barn with an arched barn door opening and window openings. The rear elevation contains a full length single storey extension, which is original to the barn, with a slightly shallower lean to roof giving a single storey appearance to the rear. The dwelling also has a UPVC conservatory set to the rear which was constructed following the conversion under Permitted Development Rights.

The property is not listed but it is located within the Thurlstone Conservation Area. The property is set off Towngate which is predominantly residential in nature and has a mix of historical and modern dwellings.







Rear patio



North boundary



The garden, south and west boundaries



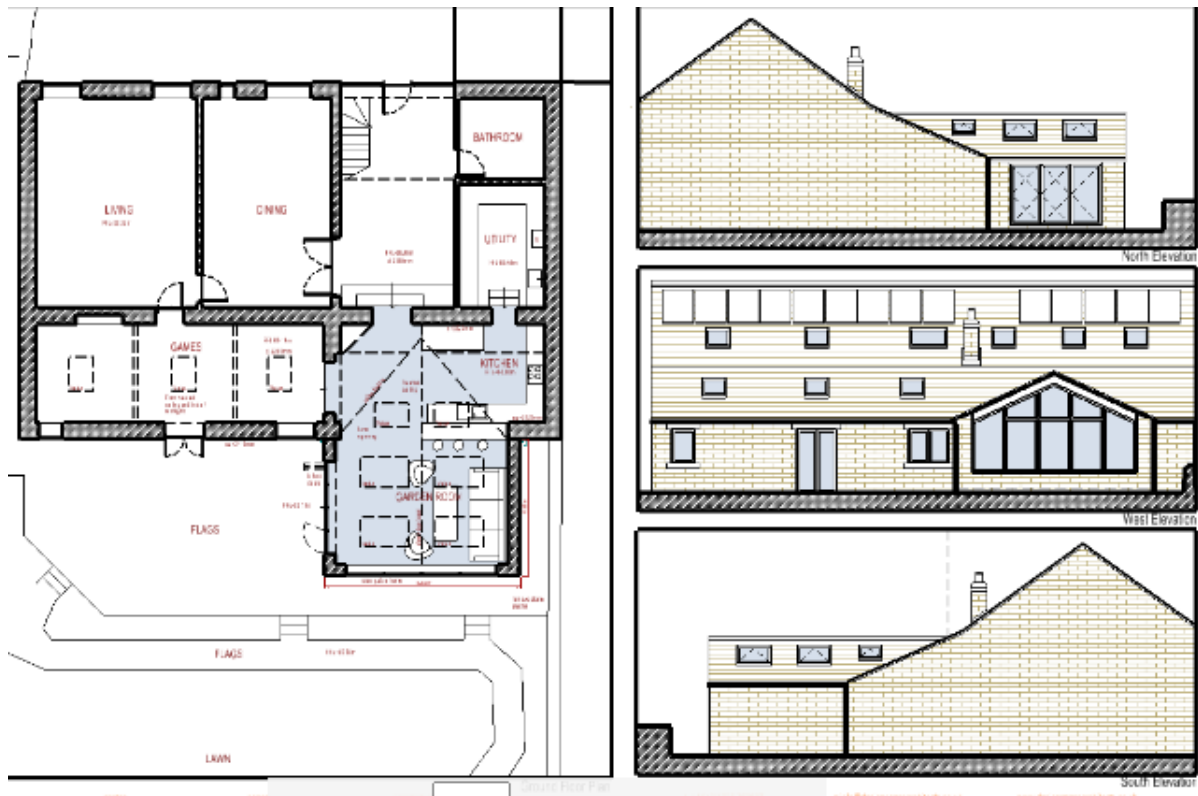
South boundary

## Proposed Development

The proposal involves the demolition of the existing UPVC conservatory and construction of a rear single storey extension. The extension has been designed with a pitched roof and glazed rear gable wall. The extension also has three rooflights proposed to each side of the roof slope. The rear extension would be sited in the same location as the existing conservatory and has a projection of approximately 4.2m, as opposed to the existing conservatory that extends 3.2m.

The materials proposed include an aged coursed stone to match with the existing dwelling and the roof is to be a Greys Artstone slate to match the existing. Windows and doors proposed are of an anthracite grey colour aluminium or PVCu. The agent states that it is proposed to replace all the properties windows with Anthracite grey over time.

Three additional conservation rooflights are proposed to the existing dwelling on the rear extension roof slope to the games room.



## Planning History

01/0160 - Erection of new chimney to dwelling – Approved with conditions

95/0731 – Conversion of barn to dwelling – Approved with conditions (PD rights not removed)

94/1065 – Conversion of barn to dwelling – Approved with conditions (PD rights not removed)

## **Policy Context**

The new Local Plan was adopted at the full Council meeting held on the 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).

## **Local Plan**

The site is allocated as Urban Fabric, and within a Conservation Area, within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy HE1 The Historic Environment

Policy HE2 Heritage Statements and general application procedures

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

## **SPDs/SPGs**

Supplementary Planning Document - House Extensions sets out 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:

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.

Supplementary Planning Document – Barn Conversions

## **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.

In respect of this application section 16 – Conserving and enhancing the historical environment is of relevance.

## **Consultations**

Penistone Town Council – No comments/objections

Conservation Officer – No objections

## **Representations**

Neighbour notification letters have been sent to the neighbouring dwellings, Paddock House and White House Farm. A press and site notice have also been posted due to the site being

set within the Thurlstone Conservation Area – No comments have been received as a result of this consultation process.

## **Assessment**

### Principle of Development

The Barn House is located within the Thurlstone Conservation area and the land is designated as Urban Fabric within the Local Plan. The extension and alteration of a dwelling is acceptable in principle where satisfactory standards of design are achieved, where they do not have a detrimental impact on the character of the building and the wider Conservation Area and the amenity of neighbouring residents and uses are maintained.

### Visual Amenity and Impact on Conservation Area

The Conservation Officer has been consulted as part of the application process and states:- 'This application seeks permission to remove the existing UPVC conservatory to the rear of Barn House and replace it with a stone-built structure that is covered with a pitched roof. The barn in question was converted under 94/1065 or 95/0731 and permitted development rights were not removed. The barn appears to have had its footprint extended to the west (perhaps historically) by adding a long GF side aisle with a roof of a lower pitch over the newer section. The barn and White House Farm are clearly visible on the 1850 six-inch map but the span of the barn at the time appears narrower. Interestingly, on the 1850 map the footprint of the closely associated farmhouse and barn suggest the rear of the barn once had a projection of some sort that extended to the west (similar on plan to this proposal) - see below:

As a would existing largely altered but the been not wholly the UPVC added relatively



consequence, I suggest the front elevation is original, although (some openings) rear elevation has modified and is original. Clearly, conservatory under PD rights is unsympathetic as

a form and does not contribute to the barn, or the wider heritage significance of the conservation area.

The proposed rear wall of the extension projects to 4200 as opposed to the existing conservatory that extends 3180 into the garden. The conservatory has an approximate area of 16 sq. metres as opposed to approximately 24 sq. metres as proposed. As such, with the gabled roof this is a substantial addition to the rear of the property. On the face of it the

proposal is not in accordance with the barn conversion SPD, being a substantial extension on the long elevation altering the plan form. However, given the historic modifications to the plan form and the later 90's alterations, plus the conservatory means the rear elevation contributes less to the building and the historic character of the area. Moreover, the apparent precedent of the historic footprint, and the domestic character of the building leads me to advise the proposal is justified and will not be harmful to the setting of the Conservation Area.

The materials and approaches specified are of a high quality and include natural sandstone and Greys Artstone slates to match the existing. In terms of windows and doors I would suggest that aluminum PPC would be the ideal and I accept that the anthracite colour will eventually match the others when they are replaced. Rooflights are conservation specific and although these will not match the main house, I would suggest they are superior in design and appearance.'

The proposed extension is of a high quality of design and materials and will replace an existing older UPVC conservatory, which was originally constructed under PD rights (permitted development rights). Whilst the extension is larger, it is of a much-improved design than the existing standard conservatory which would not normally be permitted on a converted barn. The proposal would result in an overall improvement to visual amenity in accordance with policy D1 of the Local Plan. In terms of the impact upon the Conservation Area, the extension would not be visible from Towngate and would not be harmful to the setting of the Conservation Area in accordance with Policy HE1. The proposal also includes additional rooflights to the existing dwelling. The rooflights proposed are of a conservation style and are of an acceptable design, amount and location.

The proposal is considered acceptable in terms of visual amenity and would not detract from the character of The Barn House or the wider Conservation Area in compliance with Local Plan Policy HE1, D1 and GD1.

### Residential Amenity

The Barn House is set back from White House Farm to the south east and the proposed extension would be set approximately 13m away from the side boundary with Paddock House to the north. The proposed extension projects an additional 1m to the rear of the dwelling and has a larger pitched roof than the existing conservatory, however as the property is set back and detached at the rear, there should not be any significant increased overshadowing or overbearing impact to the adjacent dwellings.

In terms of overlooking impact, whilst the proposed extension would be glazed to the side and rear, given the extension is single storey only and that the side boundaries are well screened,

it should not significantly increase levels of overlooking to the adjacent dwellings to an unacceptable degree. No objections have been received from these neighbouring dwellings.

The proposal would not cause any significant harm to the amenity of adjacent dwellings and is in compliance with Local Plan Policy GD1 and the standards set within the SPD, House Extensions and Other Domestic Alterations.

### Recommendation

**Approve with Conditions**