

2024/0280

Erection of an annex

2 Low Grange Farmhouse, Basildon Road, Thurnscoe, S63 0LG

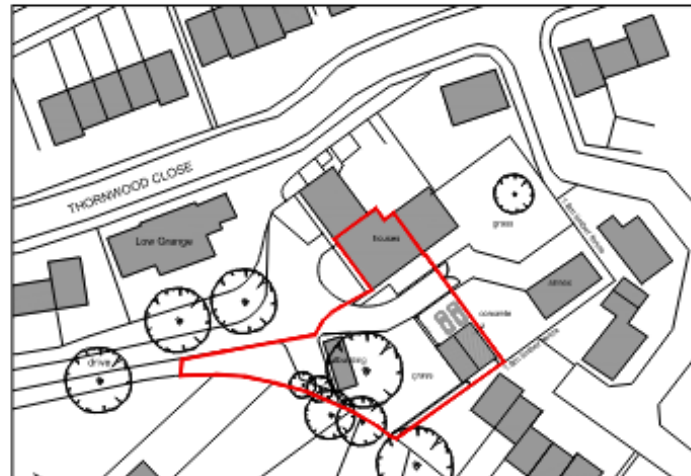
Site Location & Description

The site is located within the curtilage of Low Grange Farmhouse. The Farmhouse is a Grade 2 Listed Building which has been converted into 3 separate dwellings and the curtilage has also been separated into 3 separate garden areas serving each dwelling. There is an existing large garage located within the garden area of the neighbouring dwelling directly adjacent to the site. This was the subject of a refused retrospective planning application and a subsequent approval. There is a modern housing estate surrounding the curtilage. It is noted that planning permission for the erection of a detached garage within this location was approved under application 2010/1169. The application has now lapsed, this area is presently used for parking.



Proposed Development

The proposal is to for a single storey detached annexe to be located within the garden associated with number 2 Low Grange Farmhouse. The proposal will measure 6.775m x 6.995m, with an internal area of 39sqm. The proposal will be brick built with a pitched roof and will measure 2.4m to the eaves, 4m in total height. The proposal will provide a bedroom with en-suite and a living room with a small kitchenette.



Block Plan as Proposed

Land under short leasehold

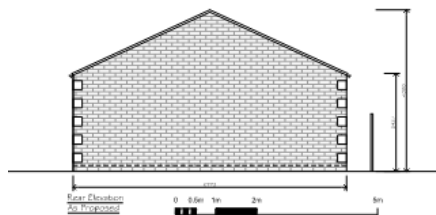
0 5m 10m 20m



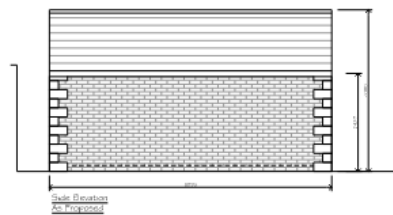
Front Elevation as Proposed



Side Elevation as Proposed

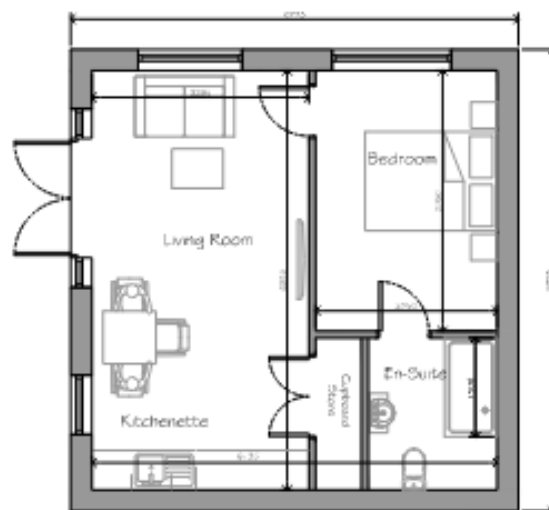


Rear Elevation as Proposed



Side Elevation as Proposed

1:50



Floor Plan as Proposed

Internal Area - 39m²

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, relevant policies include:

Section 12: Achieving well designed places - The Government attaches significant 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 achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces, and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates 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.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces, and wider area development schemes.

Paragraph 139 is the most relevant which indicates 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.

Paragraph 195: Great weight given to an asset's conservation, irrespective of the degree of harm.

Paragraph 200: Any harm to or loss of significance will require clear and convincing justification.

Paragraph 206: LPAs should look for opportunities for development within conservation areas and within the setting of heritage assets that enhance or reveal significance.

Paragraph 212 states that Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those

elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Local Plan

The proposal is located within the Cawthorne Conservation Area therefore in reference to this application, the following Local Plan policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development
Policy GD1: General Development
Policy T4: New Development and Highway Improvement
Policy HE1: The Historic Environment
Policy HE2: Heritage Statements and general application procedures
Policy HE3: Developments affecting Historic Buildings
Policy Poll1: Pollution Control and Protection
BIO1: Biodiversity and Geodiversity
Policy D1: High quality design and place making.

SPD

SPD: Parking
SPD: House Extensions and Other Domestic Alterations
SPD: Trees and Hedgerows

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.

Consultations

Conservation Officer – No objections to the amended plans
Tree Officer – No objection subject to condition
SYAS – No comments received

Representations

No objections

Relevant History

2010/1169 - Erection of detached double garage
B/93/0008/DE - Conversion of farmhouse and barn to form 9 dwellings and erection of 5 dwellings
B/93/0009/DE/LB - Restore and conversion of farm buildings to form 9 dwellings

Assessment

Principle of development

The site falls within urban fabric within the Local Plan. 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 applicant is seeking planning approval to erect a single storey annexe to be used in connection with 2 Low Grange Farmhouse.

The Supplementary Planning Document House Extensions and Other Domestic Alterations provides specific guidance for the erection of annex buildings. The SPD states that: - 'Detached outbuildings should relate sympathetically to the main dwelling in style, proportions and external finishes. Detached outbuildings should be single storey structures and the eaves height should not normally exceed 2.5m from ground level, whilst the height should not exceed 4m. An annex building may be permitted in a rear garden where it would not occupy a disproportionate amount of the garden and would not have its own separate access or garden area. An annex should normally have a close physical relationship with the host dwelling and maintain a reliance with it having some shared facilities, be of single storey and their size shall be up to 39sqm.'

The building has a floor area of approximately 39sqm. The building will have three rooms in total, a living room with kitchenette, bedroom and en-suite. Patio doors will face into the garden area, the living room and bedroom windows will face towards the host property.

The proposal is for the building to be used ancillary to the host dwelling. The location of the building has a close physical relationship to the host property by way of its siting. The annexe would not have its own separate access or garden area, the existing garden area will be shared in line with planning policy and is therefore acceptable in principle.

Residential Amenity

The proposal will be built in the rear corner of the garden adjacent to the host property. The proposal will have the living area windows and patio doors facing into the applicant's garden. The proposal will be located 15m away from the shared boundary with the adjoining neighbour. Along that boundary are a number of trees which provide adequate privacy. Given the distance away from the shared boundary and the existing boundary treatment the proposed habitable window is not expected to cause any detrimental overlooking. As the building is ancillary to the main dwelling, additional noise and disturbance is not expected.

The proposal is not expected to cause any significant loss of residential amenity when assessed against Planning Policy. The proposal is therefore in compliance with Local Plan Policy GD1 and House Extensions SPD and is considered acceptable in terms of residential amenity.

Visual Amenity and impact to Listed Building

This application seeks permission for an annex building approximately 10m southeast of Grange Farmhouse. Grange Farm is listed at grade II and subdivided onto 3 dwellings. The middle dwelling (No.2) is the focus of the application. The site was previously subject to an application for a detached garage building in 2010/1169 which we approved. There is also a large red brick detached outbuilding in the corner of the site (land associated with No.3). There is an approved garage/ workshop located within the adjacent garden which is quite large and when viewed along with other smaller outbuildings cumulatively this setting has become overcrowded. Furthermore, the modern housing beyond the site boundary is causing some degree of harm to the setting of the listed building, albeit further away than the proposed. As a consequence any further development within this location needs to be carefully considered.

Detached annexe buildings should relate sympathetically to the main dwelling in style, proportions, and external finishes. To ensure annex buildings do not occupy a disproportionate amount of garden space their size is limited. The amended proposal is for a

modestly sized outbuilding which is within the limitations stated within SPD policy. The Conservation Officer has assessed the proposal and requested some changes that have been adhered to. These changes have involved the reduction of overall size and the inclusion of specific materials for the annex. As the amended proposals have ensured that the impact on the adjacent listed building is limited and contained, the proposal when viewed with the existing is not expected to be detrimental within the surroundings and is therefore in compliance with Local Plan Policy D1, HE1, HE3 and SPD: House Extensions and other Domestic Alterations.

Highway Safety

The proposal will not change the existing parking situation therefore the proposal is in compliance with Local Plan Policy T4.

Trees

The proposal will be located close to a tree protected by a TPO, and as such a tree survey should have been provided with the application. The Tree Officer has assessed the proposal and has concluded that the works proposed appear to be outside the canopy spread of the tree and restricted to an existing hard surface area. The works could therefore be carried out without detriment to the tree due to specialist construction techniques being employed where necessary.

Protection for the trees on this site will be required and as there is no arboricultural information supplied with this application an arboricultural method statement will need to be submitted along with specialist construction techniques specified. For this reason a condition will be applied to the decision notice to ensure any damage is avoided during construction.

Recommendation

Approve with conditions