2021/0924

Bob Crookes

Erection of single storey rear extension, demolition of conservatory and replacement with orangery, alterations to dwelling including enlarging rear dormer, front canopy and alterations to access including formation of new access

Bay Meadows, 4 Silkstone Lane, Silkstone, Barnsley, S75 4DX

Description

The property is a detached dwelling with a single storey rear extension with a garage and conservatory. The property has two front facing gables with rooms within the roofspace and is half rendered. The dwelling has a large garden and is set back and well screened from Silkstone Lane. The current access is set adjacent to the access to number 2 Silkstone Lane to the north, which is a new dwelling currently being constructed.

The area is set within Urban Fabric and overlooks Green Belt to the east. To the north is the main village of Cawthorne. The properties within this area are all large detached individually designed dwellings.
















Proposed Development

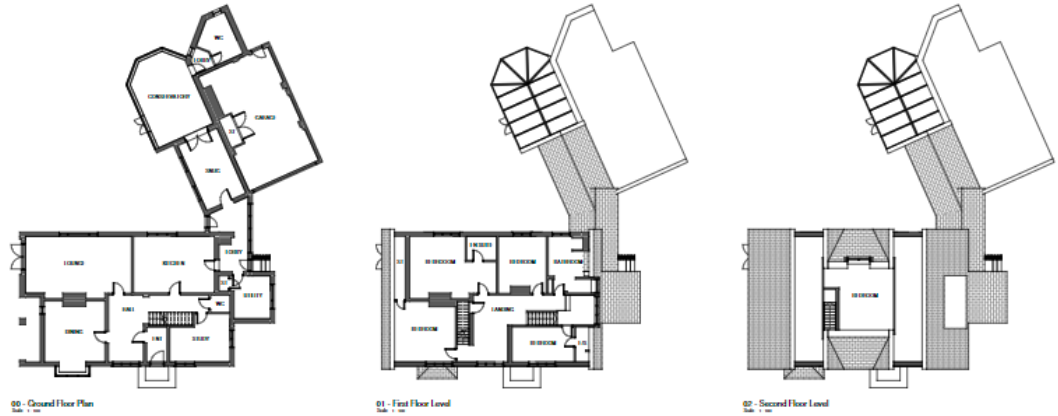
Erection of single storey rear extension, demolition of conservatory and replacement with orangery, alterations to dwelling including enlarging rear dormer, and alterations to access including formation of new access. A front canopy is also proposed. The proposed single storey extensions will be built around the existing garage with a flat roof and roof lanterns. The areas of brick work will be rendered and stone used as feature to the front elevation and the rear extension.
The applicant has confirmed that the materials would be, white render and all masonry will be natural stone. Roof tiles used on front porch will be black to match existing roof.



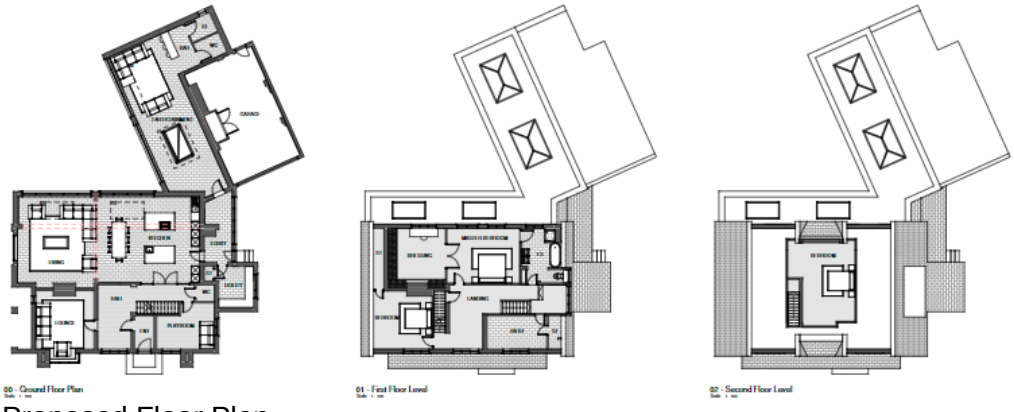
Existing Elevations



Proposed Elevations



Existing Floor Plan



Proposed Floor Plan

Policy Context

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

Local Plan

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

Policy GD1 General Development
Policy D1 High Quality Design and Place Making

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

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 – Cawthorne Design Statament

Building Materials and Prevalent Styles of Architecture

Stone and Brick

Historically, the stone used in the buildings of Cawthorne was locally quarried sandstone. This stone is generally not a course gritstone, but is a finer grey sandstone (often referred to as Delph) with orange veins caused by the presence of iron. Some of the old houses and particularly their outhouses were partially built of locally made red rustic brick and these have become an acceptable part of the village vernacular. Although stone is preferred for new build, this rustic brick can (if well matched) be an occasional complementary variation to the use of stone in the Conservation Area.

Wherever stone remains in reasonable condition it should be retained.

Where stone has to be replaced or where new development is proposed coursed ‘Delph’ sandstone should be used. Coursing of 150mm and above should be avoided as should the use of the courser gritstone (typical of more upland areas) as this is not typical to the village.

New Development

New development should endeavour to reflect the existing mix of properties. It should blend in and enhance the village being sympathetic in design layout and appearance. Existing views of the village, both looking out and into the village should be protected. Any infill development or lateral extensions to existing buildings should maintain significant gaps which provide views into and out of the village.

Cawthorne Neighbourhood Development Plan – Adopted July 2021

Policy C1 Protecting Local Landscape Character

The location, design and layout of new development should respond positively to Cawthorne Parish's local landscape character as set out in the Barnsley Borough Landscape Character Assessment and regard should be had to Barnsley Local Plan Policies D1 Design, BI01 Biodiversity and Geodiversity and the Cawthorne Village Design Statement adopted Supplementary Planning Document.

Consultations

Highways – No objections subject to conditions
Cawthorne Parish Council – No comments received

Representations

No comments received

Assessment

Principle of development

The site falls within Urban Fabric which has no specific land allocation, however the site and surrounding properties are residential. Extensions/alterations 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.

Residential Amenity

The property is set within large and well screen grounds. The alterations and new windows would not significantly overlook the adjacent dwellings, nor would the extensions cause any significant overshadowing or overbearing impact. The proposal is therefore considered to be acceptable in terms of overshadowing and overbearing impact and would not result in a significant loss of privacy in accordance with the SPD and policy GD1.

Visual Amenity

The proposal includes the rendering of the existing dwelling and the proposed rear extension. The SPD House extensions states that 'Materials should normally be of the same size, colour and texture as to the existing house or as close a match as possible.' In addition policy D1 of the Local Plan states:- '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.'

The Cawthorne Neighbourhood Development Plan and the Cawthorne Village Design SPD do not have any particular polices which relate to the rendering of existing dwellings. The SPD states that 'new development should endeavour to reflect the existing mix of properties. It should blend in and enhance the village being sympathetic in design layout and appearance.'

In this instance the dwelling is a detached dwelling constructed of brick with a half rendered appearance, set on a street scene which contains different styles of properties, some of which are stone built and some render. The full rendering of the dwelling is considered acceptable

in this instance and the stone work details would break up the areas of render and would match the other stone built properties on Silkstone Lane.

The proposed extensions have been designed with a modern appearance and would replace much older extensions and a conservatory. The proposed alterations to the dormer window and the proposed front canopy are acceptable and will improve the appearance of the property. The extensions are of a high quality of design and would be constructed from high quality materials in accordance with the SPD and policy D1 of the Local Plan.

Highway Safety

The proposal involves the creation of a new access onto Silkstone Lane. The Highways Officer has been consulted and has no objections subject to conditions and an informative. The Highways Officer stated that: 'I have visited the location and can see the potential benefits of an additional access point and visibility looks an improvement over the sole use of the existing access.'

The proposal allows for sufficient parking and turning facilities within the site and is considered acceptable in terms of highway safety in accordance with policy T4 of the Local Plan.

Recommendation

Approve with Conditions