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NON-MATERIAL AMENDMENT APPLICATION FOR THE EXISTING PERMISSION (SMD/2021/0098) AT 9A, COPPICE BARN, HOLLOW LANE, CHEDDLETON, ST13 7HP

Supporting Document

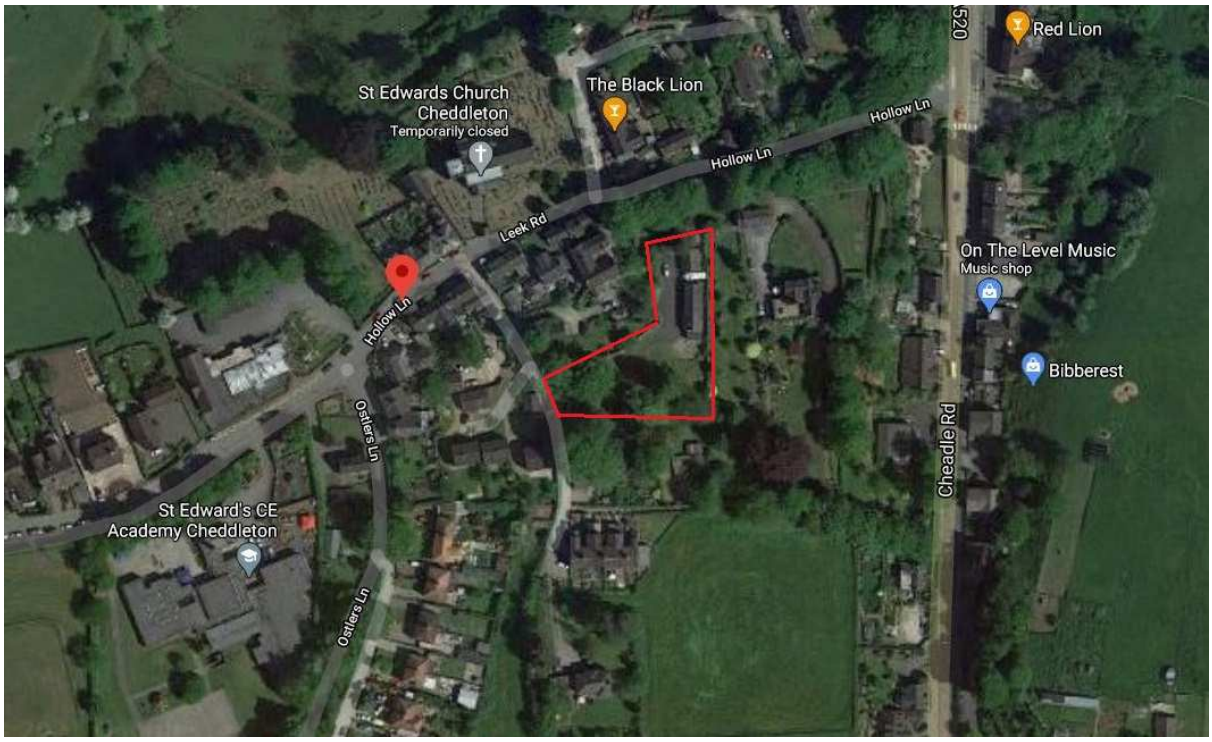


Photo courtesy of Google Maps

December 2022

Introduction/Context

This statement is produced to support a non-material amendment application to make minor alterations to the approved plans from previous application SMD/2021/0098 for the conversion of an existing garage into ancillary accommodation with the construction of a single storey link extension and other associated works at Coppice Barn.

The changes are due to the revised thoughts of the applicants and availability/costs of materials proposed in the initial scheme.

Proposal

The first alteration to the existing permission is in relation to the door and windows on the property. They are currently a combination of a dark finished timber or mock timber uPVC units. Originally these were going to be replaced with matching hardwood alternatives of the same design. Earlier this year, the pre-application advice service was used to get a general opinion of whether a residence 9 or similar uPVC window would be an acceptable alternative to the hardwood conditioned in the original permission. The response received under the reference GEN/2022/0023 was positive, subject to details being submitted in an amendment application. The applicants have since considered this but wish to proceed with all new hardwood windows and doors, just now of a different design and finish to the existing. It is proposed that the vertical divisions shall be removed in the new window units to leave single clear pane units throughout. The hardwood will no longer be a natural colour finish but painted in a muted grey/green colour (Farrow & Ball Purbeck Grey). The existing door/window arrangements will be replaced with simpler bi-folding doors and the original garage door openings will no longer be partially infilled with timber panelling, these shall now be fully glazing, triple units to match elsewhere, with fixed glazing in one side and opening bifold doors in the other.

The proposed use of zinc on the mono-pitch roof of the link extension has been substituted with a seam-profiled metal roofing material. A suitable zinc roofing material has proved difficult to source and has been particularly affected by recent rises in material prices. The proposed alternative will be aesthetically identical, giving the same matte grey/silver finish with standing seam joints. As the pitch is very shallow and falls away to the rear boundary wall, it will not be visible for any direction, only from the first-floor windows of the barn and converted garage.

There are minor layout changes to the internals of the buildings, but all other aspects of the proposal remain as previously approved.





Above: example of window style and colour
Side: Purbeck Grey colour for door and window frames

Statement of Historic Significance and Impacts

Coppice Barn is a converted “Carriage House” situated in the Cheddleton Conservation Area and whilst it is in the heart of the conservation area, and in close proximity to numerous listed buildings, the site itself is very concealed and not overlooked or visible from any public vantage points. Regardless, it is important to maintain the amenity of the area, and this has been given great consideration with these amendments to the proposal.

The barn, although a non-designated heritage asset, does not bear any sizeable significance on the conservation area. It is in a secluded location, set back off Hollow Lane and not visible from any public vantage point, unlike surrounding properties which are on the front row on Hollow Lane. The spaciousness of the open curtilage surrounding Coppice Barn remains unaffected by all parts of the proposal which although is visually important, views of the site from the surrounding area are further limited by timber fencing, hedging and walls.

The revisions to the proposal will not have any negative impacts on the amenity of the conservation area. The design of the link, being no different from the previous, will be a lightweight structure which ensures it reads as a recessive intervention. The shallow pitched roof will now use a standing seam profiled metal roofing material which maintains the distinction between the barn and the outbuilding. The rear wall is to be matching natural stone is recessed approx. 900mm off the garage wall and 650mm off the barn wall (because of the non-parallel relationship between the two buildings), which allows for significant distinction between the three elements of the proposed dwelling, whilst it does abut the existing walls, it is not a tooth-bonded joint, so will allow for the slight visual variation between the different walls. It is a permanent structure, but the oak frame is merely bolted to the stone walls, meaning if there were ever a time where the extension was to be reversed due to lack of use or any other reason, it could be done so without scarring the original historic building.

The alterations to the windows will still provide an enhancement from the current visual appearance of the existing windows. It should be noted that painted timber is usually encouraged instead of natural finished timber as it is not a traditional representation of historic buildings. The proposed colour will give a more natural finish to the new door and window units.

