
2024/0195

Applicant: Marie-Catherine Fraser

Development: Refurbishment and conversion of outbuildings to detached dwelling

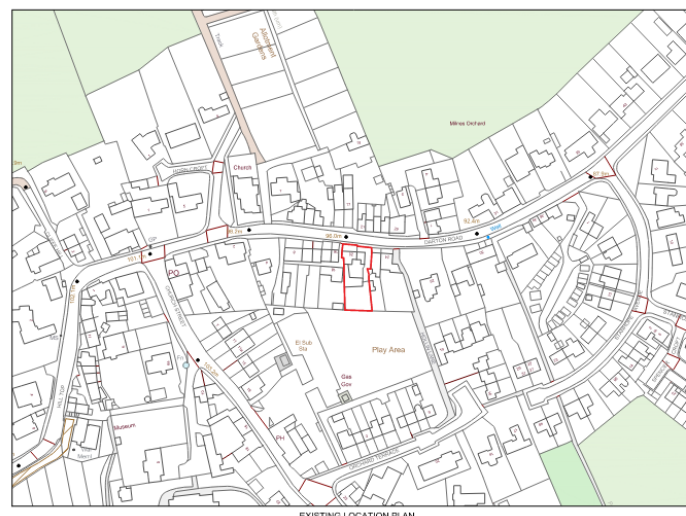
Address: 20 Darton Road, Cawthorne, Barnsley, S75 4HR

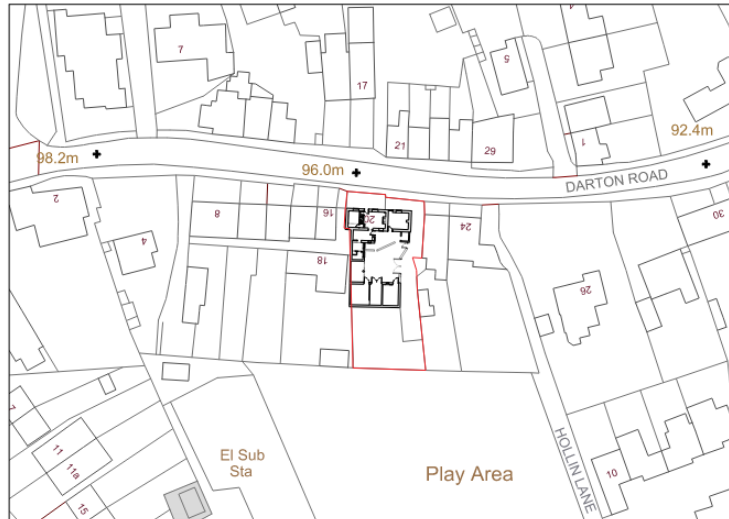
Site Location & Description

The site is located on Darton Road in the heart of Cawthorne Village and is located within the Cawthorne Conservation Area. The site consists of a two-storey dwelling with outbuildings located at the rear of the property. The property's principal elevation faces Darton Road with a two bay, two storey elevation with a lower single storey extension to the east. The property is stone built with replacement timber casements and includes large brick oversailing chimneys and a stone roof, with replacement interlocking cement pantiles to the lower extension. Overall, the property is generally original and is a characterful positive element in this part of the conservation area.

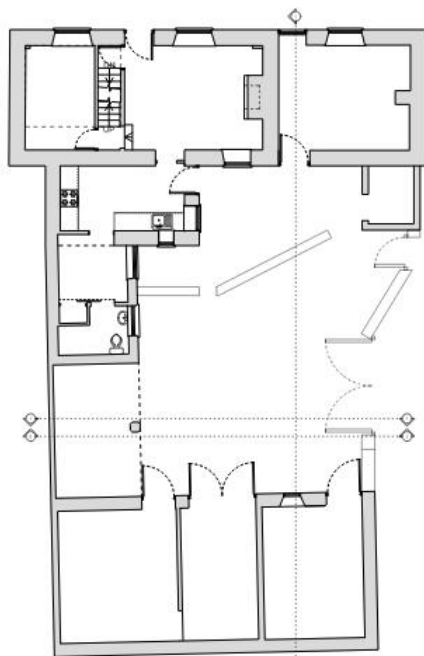
The property has single and two storey outbuildings located to the rear surrounding a courtyard. The outbuildings to the rear appear largely unaltered and retain the bulk of their historic openings, and original fabric. The rear courtyard is surrounded by the open fronted cart sheds to the west. These are brick built and have two low slung open arched openings with an original stone flagged roof laid in diminishing courses. The rear barn / former stabling to the south is attached and includes timber stable doors at ground floor level and two glazed timber openings at first floor level. To the rear (south) the back of the barn has a single doorway with a side hung timber door.

Overall, the rear outbuildings are a characterful example of vernacular ancillary buildings likely to be circa late C18 to early C19 in date. The rear outbuildings are only partly visible from Darton Road. The rear of the property is accessed from a shared private drive. Beyond the rear outbuildings is a lawned garden area which due to the sloping land levels is at a higher level to the main dwelling. This garden is private and bound by a mix of fencing and dry-stone walling.

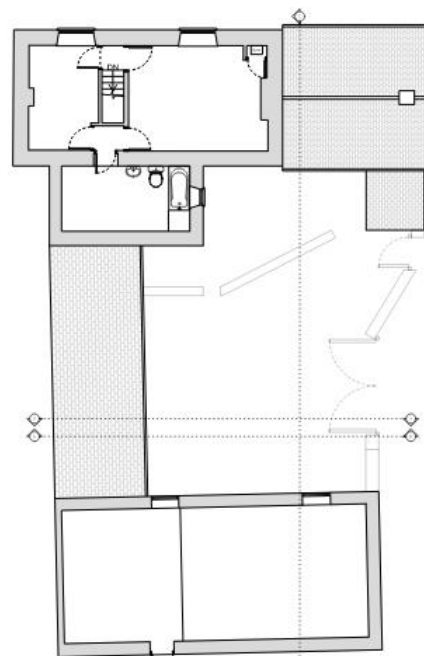




EXISTING SITE PLAN



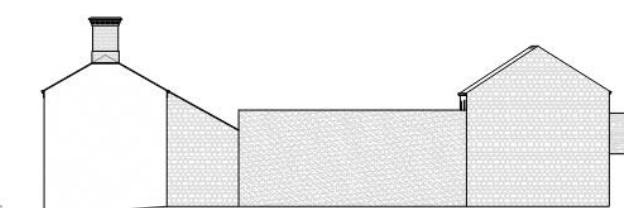
EXISTING GROUND FLOOR



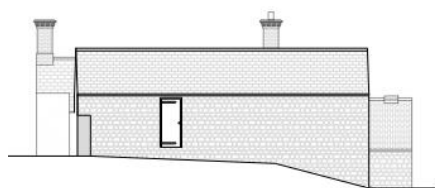
EXISTING FIRST FLOOR



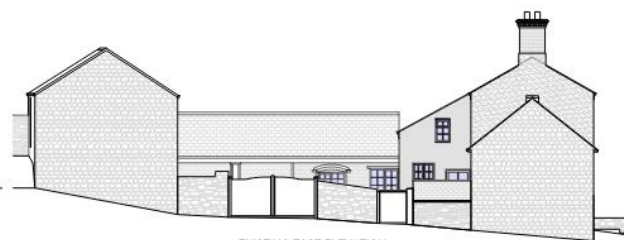
EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



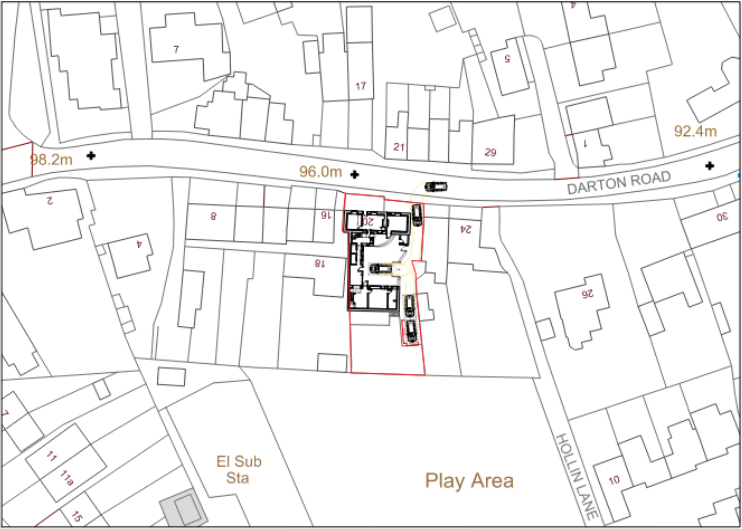
EXISTING EAST ELEVATION



Proposed Development

This application seeks permission to convert two rear outbuildings attached to the back of number 20 Darton Road and incorporate them into the dwelling increasing the floor space and flexibility. The proposal seeks permission to knock through two cross walls within the outbuildings to gain access to the whole of the buildings internally. Externally, it proposes glazing and infilling the brick arched cart sheds, but their appearance stays more or less as-is with the openings expressed as they are now. The openings in the barn facing the courtyard are to also remain largely as existing. To the rear (south) overlooking the garden the single door is deleted in favour of two side by side bi-folds and a long single window. The windows are replaced (in the outbuilding conversion) with smart Cotswold aluminium frame off white windows.

The proposal will result in a five-bedroom dwelling with a large open plan kitchen/dinning and living room located on the upper floor in the rear barn with bi-folding doors leading to the lawned garden area. The property will also have a number of ancillary recreation rooms located within the main dwelling and outbuildings. Off street parking will be provided within the courtyard and on the existing sloped driveway.



PROPOSED SITE PLAN



Relevant History

2012/1039 - Conversion of annex into retail shop (Class A1) Approved

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.

The site is located within Urban fabric and within the Cawthorne Conservation Area.

NPPE

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:

Paragraph 96 Planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other.

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.

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.

Cawthorne Village Design Statement

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, BIO1 Biodiversity and Geodiversity and the Cawthorne Village Design Statement adopted Supplementary Planning Document.

Policy C7 Heritage and Design in the Conservation Area: New development within the conservation area should be sensitive to the character and setting of the conservation area, and to other identified nationally significant heritage assets, and to the locally significant heritage assets. All buildings, views, green spaces and trees which contribute to the character of the conservation area should be protected and enhanced. Proposals should have regard to the Cawthorne Village Design Statement Supplementary Planning Document and incorporate the Cawthorne design principles.

SPD

SPD: Parking
SPD: House Extensions and Other Domestic Alterations

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

Parish Council – no comments received.

Conservation Officer – No objections to the amended plans subject to conditions

Highways – No objections

Historic England – No comments

Representations

4 Letters of objection have been received with the following concerns:

- Ownership issues
- Fears of blocked access
- Highways implications
- Impact to sewerage pipes/ drainage
- Fear of burning materials on site during construction

- Poor access
- In support of the property refurbishment
- Parking not adequate
- Concerns when construction commences and the impact to neighbours.

Assessment

Principle of development

The site falls within the urban fabric which has no specific land allocation; however the site and immediate surrounding area is made up principally of housing. Extensions, alterations to residential properties and the erection of domestic outbuildings are considered acceptable in these areas where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety.

The site is situated within the Cawthorne Conservation Area therefore the importance on design and protecting the historical heritage of the area is paramount.

Residential Amenity

There has been some objections to this proposal with many objectors concerned by similar aspects. The main concern has been over the ownership of the site and the fact that the driveway is shared with the neighbouring property. Ownership is not a material consideration and therefore cannot influence the decision-making process.

Some objectors have concerns with regards to the impact on the highway and parking. This will be assessed within the highways section. Other concerns regard the impact of the construction process, these issues should they arise should be dealt with directly with the applicants.

In terms of potential overlooking, there have been some concerns highlighted by objectors. The proposal will introduce windows/ glazed doors into the existing garden area. This is an existing residential garden, which is to remain part of the main dwelling. The proposal is not expected to cause any additional loss of privacy than currently experienced when the garden is in use. The existing boundary treatment will ensure that privacy is maintained within this area. New window/door openings are proposed within the courtyard. As the proposal is for one single household, overlooking between the existing property and the proposed conversion is not an issue. Furthermore, any side facing windows/doors beyond the courtyard will be screened by the existing boundary treatment.

In terms of additional noise, the property will be retained as 1 household therefore there is no increase of noise expected as part of the redevelopment. Any additional noise during construction will be restricted between reasonable times by a condition.

The proposed works are not expected to cause any loss of amenity currently valued by the surrounding properties. The proposed development is therefore in compliance with local Plan Policy GD1 and the SPD for House Extensions and is considered to be acceptable in terms of residential amenity.

Visual Amenity and impact to Conservation Area

The application seeks permission for the refurbishment and conversion of existing outbuildings to the rear of the property to create additional living space. The site is in the

Cawthorne conservation area, which Barnsley's LPA designated for its historical and architectural value.

The proposed changes relate to the existing outbuildings to the rear of the property away from view from Darton Road. That said they still hold significant historical value and their conversion needs to be sympathetically managed. The original plans were amended to reflect the comments from the Council's Conservation Officer regarding the preference to use the existing historical openings to keep the historical integrity of the buildings. This has been adhered to along with the proposed materials which are in line with the Conservation Officers comments.

It is therefore considered that the proposed refurbishments are sympathetic additions to the historical building and that their inclusion would not harm the setting and appearance of the conservation area or the individual heritage contribution of the building and is therefore acceptable and in compliance with Local Plan Policies HE1, HE3 and D1.

Highway Safety

Highways DC have been consulted and have raised no objection to the proposal. The applicant has confirmed that the proposal is to be a large family home, and as such the proposal has sufficient off-street parking in line with the standards set out within the SPD: Parking. The site benefits from an existing access with a turning area within the site, the proposal is therefore considered acceptable in terms of highway safety in compliance with SPD: Parking and Policy T4 of the Local Plan.

Recommendation

Approve