

2023/0994

Marie-Catherine Fraser

Subdivision of one dwelling into two flats including external alterations.

1 Maltkiln Row, Cawthorne, S75 4HH

Site Description

The application relates to an end terraced property located on the corner of Darton Road and Maltkiln Row. Maltkiln Row is part of an historic terrace located within the heart of Cawthorne Village. The property is 2 storey, stone built dwelling with a rendered 2 storey side extension and rendered extensions at the rear. Off-street parking is accessed from Church Street within a shared courtyard. The dwelling is currently empty and in need of internal changes to render the property habitable again. The applicant states that the property is difficult to market in its current state due to the lack of garden amenity space afforded to the family dwelling.

Site History

None

Proposal

The proposal is to change the use of this dwelling to 2 flats, a 2 bedroomed flat on the ground floor and 1 bedroomed flat on the first floor. Off street parking will be provided at the rear of the property and also within the shared courtyard area. A rear door will be installed to provide access to the first floor flat and part of the existing rear extension will be removed to provide a parking area to the rear. There are no other external alterations are proposed.

Local Plan

Cawthorne Conservation Area

Policy Context

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

Policy T3 New Development and Sustainable Travel

Policy T4 New development and Transport Safety

Policy SD1 Presumption in favour of Sustainable Development

Policy LG2 The Location of Growth

Policy GD1 General Development

Policy HE1 The Historic Environment

Policy D1 High Quality Design and Place Making.

Policy Poll1 Pollution Control and Protection

Policy H9 Protection of Existing Larger Dwellings

SPD's

Those of relevance to this application are as follows:

-Design of Housing Development

- Cawthorne Village Design Statement

-Parking

Other

South Yorkshire Residential Design Guide

Nationally Described Space Standards

NPPF

The NPPF 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.

Paragraphs of particular relevance to this application include:

Para 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 96 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places.

Para 115 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 131 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. 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.

Para 196 - Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

Para 201 - Great weight given to an asset's conservation, irrespective of the degree of harm.

Para 207 - Any harm to or loss of significance will require clear and convincing justification.

Consultations

- Highways DC - No objections to the amended proposals subject to condition
- Pollution Control – No objections subject to condition
- Yorkshire Water – No comments
- Drainage – No objections
- Ward Councillors – No comments received.
- Cawthorne Parish Council – No comments received.
- Conservation Officer – No objections

Representations

8 neighbouring properties were sent notification letters and a site notice posted close to the site. No letters of representation have been received.

Assessment

Principle of development

Local Plan policy H9 'Protection of Existing Larger Dwellings' states the loss of existing larger dwellings will be resisted. SPD 'Design of Housing Development' states that larger dwellings are those that have

four or five bedrooms or are **capable** of accommodating four or five bedrooms without significant adaption. The existing property does not fall within this policy as it accommodates 3 bedrooms only and with limited outdoor space there is little capabilities to extend

The South Yorkshire Residential Design Guide relates to the conversion of buildings to residential accommodation and outlines acceptable sizes of accommodation to protect residential amenity. The document also sets out a number of criteria that must be met in order for such application to be supported.

In any case, all new dwellings proposed must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy. In addition, development will only be granted where the development would maintain visual amenity and not create traffic problems or prejudice the potential future development of a larger area of land.

Policy HE1 The Historic Environment positively encourages developments which will help the management, conservation, understanding and enjoyment of Barnsley's historic environment. Proposals will be supported where they conserve and enhance the heritage setting.

Visual Amenity/ Heritage and Conservation

This proposal seeks permission to subdivide 1 Malkiln Row into two flats. Currently, the house has a sprawling layout over two floors and a number of subtle level changes which reflect the fact it may have been subdivided previously. The building was previous a malkiln brewery and two small cottages but was converted to workers housing in the C19. Externally, the row is characteristic and has strong group value to the conservation area with thinly coursed sandstone walls, roofing flags and blue slate to the roof and some original sash windows. The host property includes a smaller lower scale eastern extension which is still two storey and houses the third bedroom.

In this proposal the changes are largely internal with only the removal of part of the rear extension and the addition of a new entrance door situated externally. The changes proposed are minimal with the bulk of the main walls and layout remaining untouched, and therefore could easily be reversed with minimal effort. The property at present is proving difficult to market as a family home with the restricted amenity space. The applicant believes that the proposal to convert the property into 2 flats will facilitate the long-term active use of this historic building which in turn will benefit the conservation of the property and wider conservation area.

The proposal intends to conserve the significance of this heritage asset whilst providing a development fit for purpose. The Conservation Officer has assessed the proposal and concludes that the proposal results in no harm to the heritage significance of the conservation area or any nearby listed buildings, therefore the proposal is in compliance with Local Plan Policy HE1.

Residential Amenity

Although Policy GD1 of the 2019 adopted Barnsley Local Plan (the Local Plan) does not include reference to any specific space standards, it states that proposals for development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents amongst other matters. Policy D1 of the Local Plan expects development to be of a high quality, including through its layout and design, so that it contributes to a healthy, safe and sustainable environment.

The 2023 Design of Housing Development Supplementary Planning Document (the SPD) advises that all developments should achieve the internal spacing standards set out in the South Yorkshire Residential Design Guide (the SYRDG). It also advises that shared private space for flats must be a minimum of 50 square metres plus an additional 10 square metres per unit as balcony space or added to shared private space. Where private space cannot be provided balconies must be provided.

Balconies must be a minimum of 3 square metres. The amount of shared private space to be provided will also depend on the quality, quantity, and accessibility of local public open space.

The proposal is for the conversion of a single dwelling into 2 flats, a 1 bedroomed flat and a 2 bedroomed flat. The South Yorkshire Residential Design Guide sets out acceptable internal spatial standards. The 2 bedroomed flat meets the internal spatial standards set out within the SYRDG. The 1 bedroomed flat falls short in the living room, however, the property exceeds the overall floor area set out within the document. As the shortfall within the 1 bedroomed flat is only marginal and the overall floor area exceeds expectations, consequently, the Council is satisfied that the proposal would ensure that there would be no adverse effect on the living conditions and residential amenity of future occupiers even with the proposed living room not fully meeting the floor area standards set out in the SYRDG.

The external amenity spaces provide some private areas but overall do not meet the requirement within both the SPD and the South Yorkshire Residential Design Guide. However, consideration can also be given to the accessibility of local public open space. The proposal is located within the heart of Cawthorne where there are several local walking opportunities along with the large public open space within Cannon Hall. For these reasons, the Council is satisfied that there would be appropriate access to an appropriate external amenity space for future occupiers by way of the nearby facilities, despite the shortfall in area within the application site compared to the SYRDG and SPD figures.

It is therefore concluded that the internal living space and external amenity area of the proposed development would be of a sufficient size and configuration such that future occupiers would have acceptable living conditions. Consequently, while the proposal would not meet all the space standards in the SYRDG and the SPD, it would meet the requirements of Policies GD1 and D1 of the Local Plan.

Highways Safety

Parking provision for the flats have been set out within the amended plans. Part of the existing rear extension will be demolished to allow for a parking space directly outside with the other parking provision accommodated within the adjacent courtyard.

Off road vehicular parking has been proposed as part of the scheme to the satisfaction of the Highways Department and in compliance of both SPD: Parking and SPD: Design of New Housing Development.

Conclusions

The facilities for future residents of the property would meet the requirements set out in SPD 'Design of Housing Development' and the South Yorkshire Residential Design Guide and would be in compliance with Local Plan policy GD1.

Given the comments above, the application is recommended for refusal.

Recommendation: Approve