
2021/1417

Mr England
Erection of detached summerhouse (Part Retrospective)
1 Horn Croft, Cawthorne, Barnsley, S75 4HS

Planning History

2013/0686 – Demolition of bungalow and erection of a detached dwelling – withdrawn

2013/1141 - Demolition of existing bungalow and erection of two storey dwelling – Approved with conditions

2018/1262 - Extensions and alterations to existing dwelling including raising of roof height to create first floor accommodation and installation of dormer windows. – Approved with conditions

2019/0692 - Demolition of existing property and erection of detached dwelling

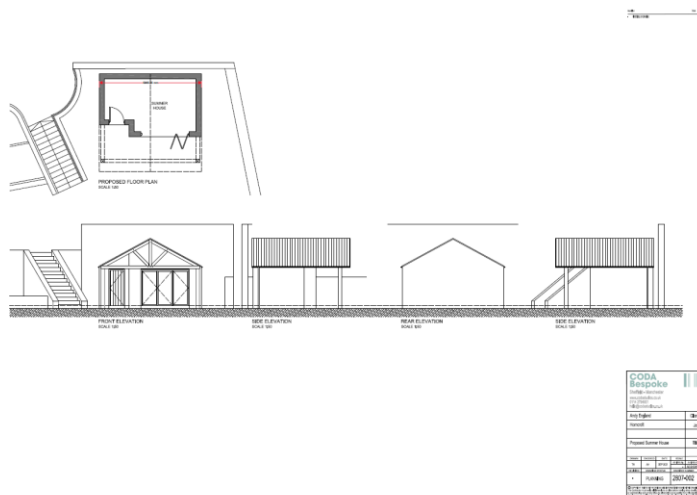
Site Description

1 Horn Croft is a two storey stone built dwelling which is currently being developed in accordance with planning permission 2019/0692. set on a small residential cul-de sac of 4 bungalows. The dwellings are set within large plots within the heart of Cawthorne Village and Conservation Area. The rear garden of the dwelling slopes significantly to the north west, and is bound by Green Belt land to its rear which splits the designation of the rear curtilage. The property has the benefit of extensive views across towards the village of High Hoyland to the rear and can be seen from the Cannon Hall Registered Parkland.



Proposed Development

The proposal is for the construction of a summerhouse in the rear garden. Works have partially commenced. The summerhouse would measure 5.2m by 5.9m with a height to eaves of 2.3m.



Policy Context

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 Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the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 great 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.

Local Plan

The site is allocated as Urban Fabric within the adopted Local Plan, and is set within the Cawthorne Conservation Area.

The Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core

Strategy (adopted in 2011). In reference to this application, the following policies are relevant:

Policy HE1 The Historic Environment

Policy SD1 Presumption in favour of Sustainable Development

Policy GD1 General Development

Cawthorne Neighbourhood Development Plan. The plan was adopted on the 14th July 2021 and now forms part of the statutory development plan.

The following policies apply:

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.

Policy C7 – Heritage and Design in the Conservation Area and Protecting Non-Designated Heritage Assets - *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 identified in the non-designated heritage assets list.*

Neighbours

Neighbour notification letters were sent to surrounding properties alongside site notices. No comments were received from neighbours.

Consultations

Cawthorne Parish Council - The committee has no objection to this application but comment that the summer house is within the revised conservation area.

Conservation Officer - This development appears relatively minimal in scale and regards to possible visual intrusion. I note the site is relatively invisible to the setting of Golden Cross, and the position is just outside the conservation area. I am also aware that beyond the rather distant footpath in fields to the north there is no intrusion into views from the more frequented public vantage points in the CA. Consequently I am unlikely to have a problem with this proposal from a heritage perspective but I note that the application form describes walls in stone and a roof with tiles. However, the plans suggest a timber frame of sorts and overall materials seem less than clear. As such, I would suggest this will need clarifying as to exactly what the envelope treatment will be, exactly what stone will be used and exactly what tiles are proposed for the roof. Ideally, the wall stone would be delph thinly bedded sandstone as is typical elsewhere in the conservation area, and sandstone roofing flags (or a good artificial alternative).

Assessment

Principle of development

The site is allocated as Urban Fabric within the Local Plan Policies map. Urban fabric is a designation which acknowledges that development has been established previously in a given area and that the principle of development is acceptable where it complies with the predominant use of the area and where the proposed use would not compromise or lower the amenity of uses within the locality. As such the proposal is considered acceptable in principle subject to the access and scale of the development complying favourably with the visual and residential amenity assessment below. It is understood that a significant portion of the rear curtilage lies within the Green Belt yet, as no development is proposed within the Green Belt allocation, Green Belt policy is not applicable in this instance.

The site is also situated within the Conservation Area where developments must enhance or preserve the appearance of the Conservation Area.

Residential amenity

The proposed summer house is to the rear of the property which sits within a large plot. Due to the topography of the site, the summer house will be set lower than the house. Due to its positioning, it is not anticipated that the proposal will impact upon the residential amenity of neighbouring properties and gardens.

Visual Amenity

The proposal is considered acceptable in terms of visual amenity. The Conservation Officer has been consulted and queried the materials that were proposed. Clarification was sought from the agent who confirmed that the building would be constructed from stone, matching tiles to the main house and white render. The Conservation Officer felt that these were acceptable materials, however requested that the render be a darker tone as white would be too visible. It has been agreed that the render be cream in colour.

The proposal is of a high blend of design, material composition and scale to satisfy the requirements of Local Plan Policies D1 and HE1 as well as Cawthorne Neighbourhood Plan Policies C1 and C7.

Recommendation

Approve with conditions