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**2024/0987**

**Applicant:** J Fearn

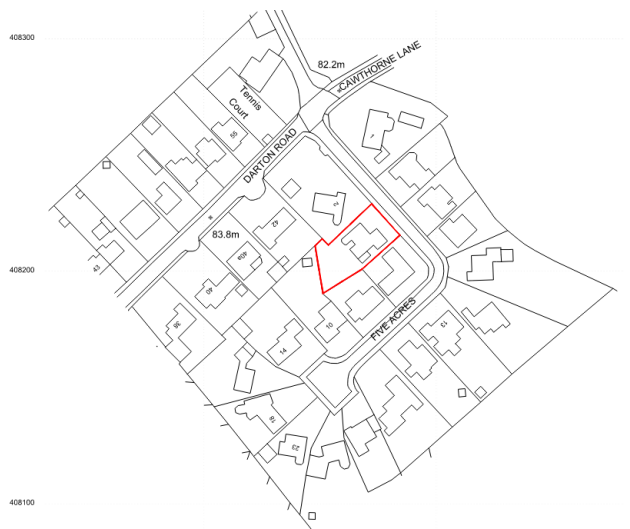
**Address:** 4 Five Acres, Cawthorne, Barnsley, S75 4HZ

**Description:** Removal of rear porch and conservatory, and erection of single storey rear extension, to single storey detached dwelling

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**Site & Location Description:**

The dwelling is buff brick bungalow with a cross-gable roof and attached garage, located in a small cul-de-sac on the edge of the village of Cawthorne. The dwelling features front and rear gardens with a small driveway leading to the attached garage, although there is also an additional garage/store behind. The rear garden is largely enclosed and lawned, with an existing conservatory attached to the rear elevation, and a porch attached to the rear/side elevation.



**Planning History:** None

**Proposed:**

The proposal is to replace the existing conservatory and rear porch, with a new rear extension of smaller size to the existing conservatory. The rear porch is not proposed to be replaced. Additional works include a new window within the northwest side elevation, a new window and door on the rear elevation, new glazed doors within the rear, smaller garage, and an enlarged kitchen window. The proposal would be constructed of matching materials.

Approximate Measurements:

All existing roof and eaves heights have been checked on the existing plans and remain unaltered on the proposed plans.

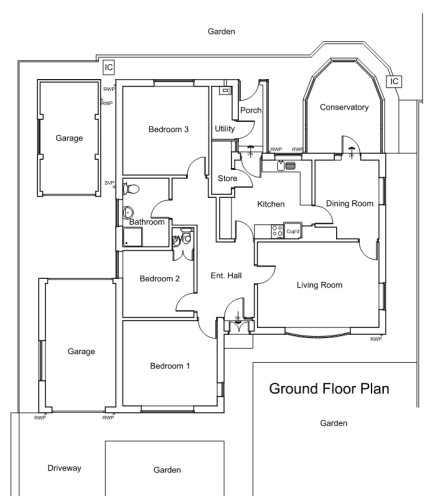
**Proposed Extension**

- **Rear Projection: 2.85m**
- **Width: 3.35m**
- **Maximum Eaves Height: 2.60m**
- **Maximum Roof height: 3.80m**

**Existing Conservatory (to be removed)**

- **Rear Projection: 4.05m**
- **Width: 3.47m**
- **Maximum Flat Roof Height: 2.6m**

### Existing and Proposed Floor Plans and Elevations

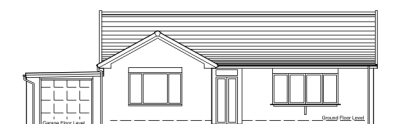


South East Elevation  
(side)

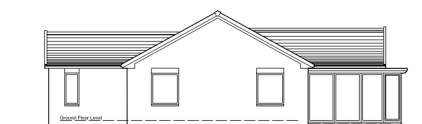


South West Elevation  
(rear)

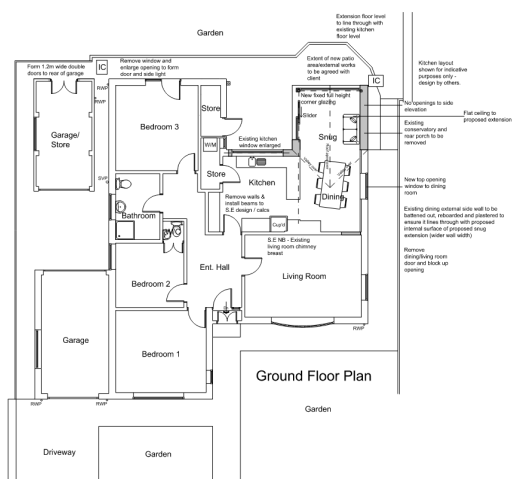
PLANNING | DESIGN



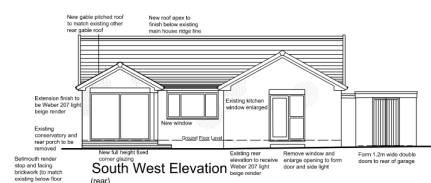
North East Elevation  
(front)



North West Elevation  
(side)



South East Elevation  
(side)

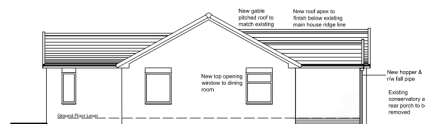


South West Elevation  
(rear)

PLANNING | DESIGN



North East Elevation  
(front)



North West Elevation  
(side)

**Local Plan Designation:** Urban Fabric

**Conservation Area:** No

**Neighbour Representations:**

Letters were sent to nearby addresses; No comments were received.

**Consultees:**

**Forestry Officer** – Following an assessment of photographs from the site, there was no objection to the proposal going ahead

**Cawathorne Parish Council** – No comments or objections received

**Policy Context**

Planning decisions should be made in accordance with the development 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 Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances require it.

**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 creation of high quality, beautiful and sustainable 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates:-

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

#### Local Plan

In reference to this application, the following Local Plan policies are relevant:

**GD1 - General Development** – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

**SD1 - Presumption in favour of Sustainable Development:** When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

**D1 - High Quality Design and Place Making:** Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

**T4 - New Development & Highway Safety:** New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

#### Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

#### Principle of development

The site is located within land designated as Urban Fabric. Extensions 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 changes to the windows and doors throughout the original dwelling and possibly the small garage would be allowable through permitted development but in all cases would have no, or only a minimal effect on the amity of neighbouring dwellings. The main proposal for a replacement extension, although close to the boundary, would not have a negative impact on the amenity of the neighbouring, or any other dwelling. Instead, both the size reduction and decreases in glazing in the

extension compared to the existing conservatory, along with the removal of the porch would have a neutral or positive effect on residential amenity.

As such, the development would be in accordance with Local Plan Policy GD1.

#### Visual Amenity

Although the changes would not be overtly visible from the street or from most neighbouring dwellings due to strong boundary treatments. The proposals would enhance the character of the original dwelling. The existing conservatory is displaying its age both physically and in design terms, whilst the proposed extension would be more coherent with the bungalow. The rear porch is less obtrusive than the existing conservatory but again its removal would benefit rather than harm the dwelling's character.

As such, the development would be in accordance with Local Plan Policy D1.

#### Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety.

**Recommendation:** Approve with conditions