

**Application Reference: 2025/0456**

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

**Introduction:**

This application seeks permission for the variation of conditions 2 (Approved Drawings) and 3 (Windows and Doors Specification) of planning application 2024/0195 : 'Refurbishment and conversion of outbuildings to detached dwelling'.

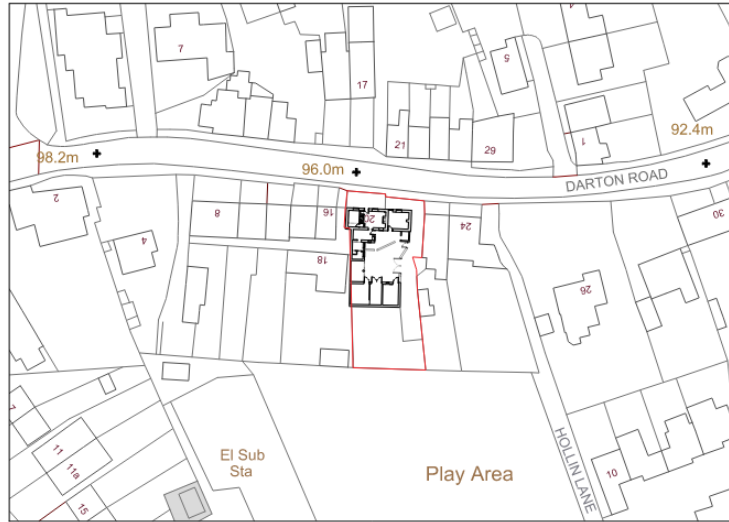
**Relevant Site Characteristics**

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.

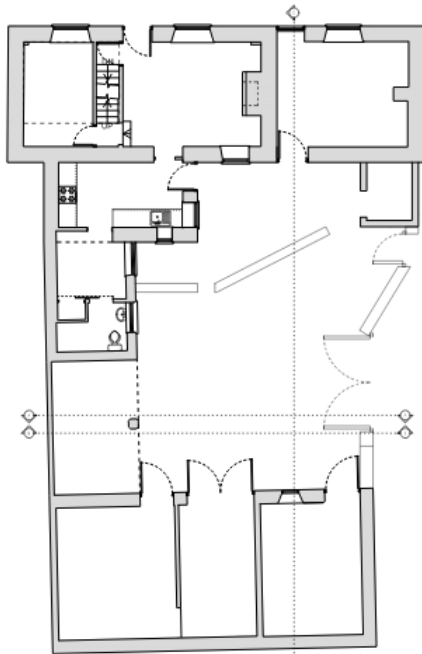
The property has single, and two storey outbuildings located to the rear surrounding a courtyard. The outbuildings to the rear appear largely unaltered and retain the bulk of their historic openings, and original fabric. The rear courtyard is surrounded by the open fronted cart sheds to the west. These 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.

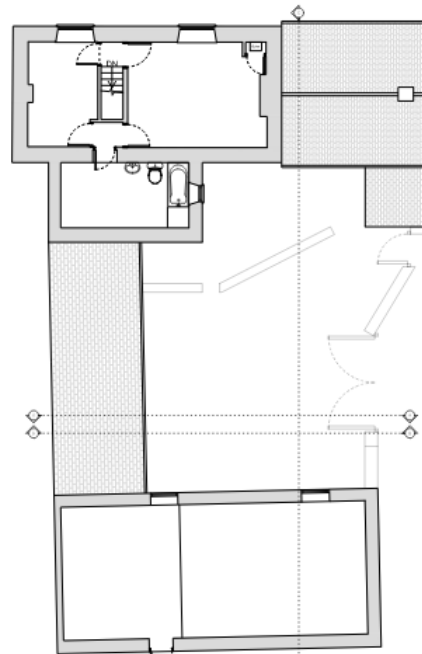




EXISTING SITE PLAN



EXISTING GROUND FLOOR



EXISTING FIRST FLOOR



through two cross walls within the outbuildings to gain access to the whole of the buildings internally. Externally, it proposed glazing and infilling the brick arched cart sheds, but their appearance stayed more or less as-is with the openings expressed as they are now. The openings in the barn facing the courtyard were to also remain largely as existing. To the rear (south) overlooking the garden the single door was deleted in favour of two side by side bi-folds and a long single window. The windows were replaced (in the outbuilding conversion) with smart Cotswold aluminium frame off white windows.

The proposal resulted in a five-bedroom dwelling with a large open plan kitchen/dining and living room located on the upper floor in the rear barn with bi-folding doors leading to the lawned garden area. The property was also proposed to have a number of ancillary recreation rooms located within the main dwelling and outbuildings. Off street parking was to be provided within the courtyard and on the existing sloped driveway. This scheme was granted planning permission on the 7<sup>th</sup> June 2024

The proposal subject to this current application is to vary condition 2 (Approved Drawings) and condition 3 (windows and doors specification) of the approved scheme 2024/0195.

Condition 2: The development hereby approved shall be carried out strictly in accordance with the amended plans (Nos. FP-20DR 01 May 2024; FP-20DR 02 May 2024; FP-20DR 03 May 2024; FP-20DR 04 May 2024; FP-20DR 05 May 2024; FP-20DR 06 May 2024; FP-20DR 07 May 2024; FP-20DR 08 May 2024; FP-20DR 09 May 2024;) and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

Condition 3: All new windows and doors shall be Cotswold SMART aluminium framed in off white / cream (CDW003) mounted in the reveal a minimum of 100mm.

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 and HE1.

The variation within this application seeks a minor change to the design and colour of the rear bi-fold's and windows from off white to pebble grey (RAL 7032). The variation also seeks to reduce the number of bi-folding doors from two to one on the south rear elevation.

The other variation relates to the end east facing gable. This is proposed to be reduced in width (600mm) to the west to allow better car access.

The following drawings have been amended to reflect these changes:

FP-20DR 04 Rev A

FP-20DR 05 Rev A

FP-20DR 06 Rev A

FP-20DR 09 Rev A





for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social, and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Section 2 - Achieving sustainable development.

Section 4 - Decision making

Section 12 - Achieving well-designed places.

Section 16 – Conserving and Enhancing the Historic Environment

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

#### Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPD's in this case are:

- House extensions and other domestic alterations
- Parking
- Cawthorne Design Statement

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

#### **Consultations**

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

A site notice was also posted close to the site.

No representations have been received.

Parish Council - No comments received.

Conservation Officer – No objections subject to amended condition

#### **Planning Assessment**

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

## **Principle**

The site falls within Urban Fabric. Extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

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

## Scale, Design and Impact on the Character

The original application sought 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.

The proposed variations involve a minor change to the design and colour of the rear bi-folds and windows from off white to pebble grey. This will introduce little to no harm and is a very minor change. A re-worded condition will be attached to the decision notice with respect of the window colour/ type to ensure that the fenestration adheres to the Conservation Officers requirements.

The other variation relates to the end east facing gable. This is proposed to be reduced in width (600mm) to the west to allow better car access. The building is unlisted but is of some age and contributes to the group value of the conservation area. The demolition and rebuilding will introduce some very minor harm due to loss of historic fabric on the end gable. On balance, the rebuilding of the gable in the new position will mitigate this and the harm is expected to be minimal when viewed within the wider setting. As such, the changes are justified, and the Council does not wish to raise any objections.

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.

Significant weight has been given to the impact on the character of the Conservation Area.

### Impact on Neighbouring Amenity

There was some objection to the original proposal, these concerns were taken into consideration at the time. There has been no objection to the proposed changes within this variation of condition application.

The changes to the windows and bi-folds are minor and are not expected to cause any additional residential impact to the neighbouring properties.

The variation seeks to reduce the width of the end gable to allow for improved vehicular access. Again, this change is minor and is not expected to negatively impact the neighbouring dwelling. The proposal will in fact improve the access for parking within the development thus reducing any potential impact the original design may have had.

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.

Moderate weight has been given to residential amenity.

### Highways

The dwelling is set back from Lane Head Road and the existing gated access is to remain. The property has ample parking and turning areas in accordance with the minimum requirements of the SPD Parking. The proposed development is in compliance with Local Plan Policy T4 and is considered to be acceptable in terms of highways safety.

Moderate weight has been given to highways implications.

### Planning Balance and Conclusion

Application 2024/0195 saw the approval of the refurbishment and conversion of outbuildings to detached dwelling. This application is to vary conditions 2 and 3 of that approval which sees the amendments to the windows and bi-folds and reduction in width of the side gable. For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval.

**RECOMMENDATION: Approve subject to conditions**