

2024/0995

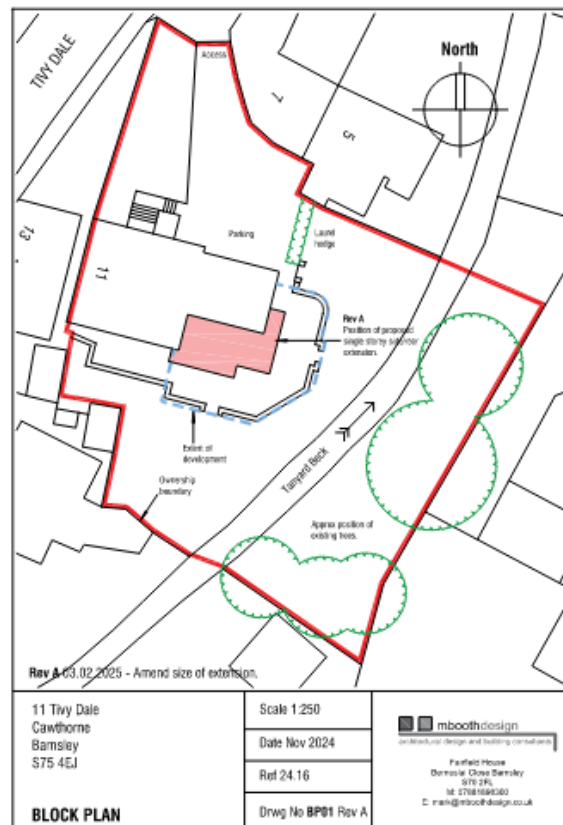
Applicant: J Burrell

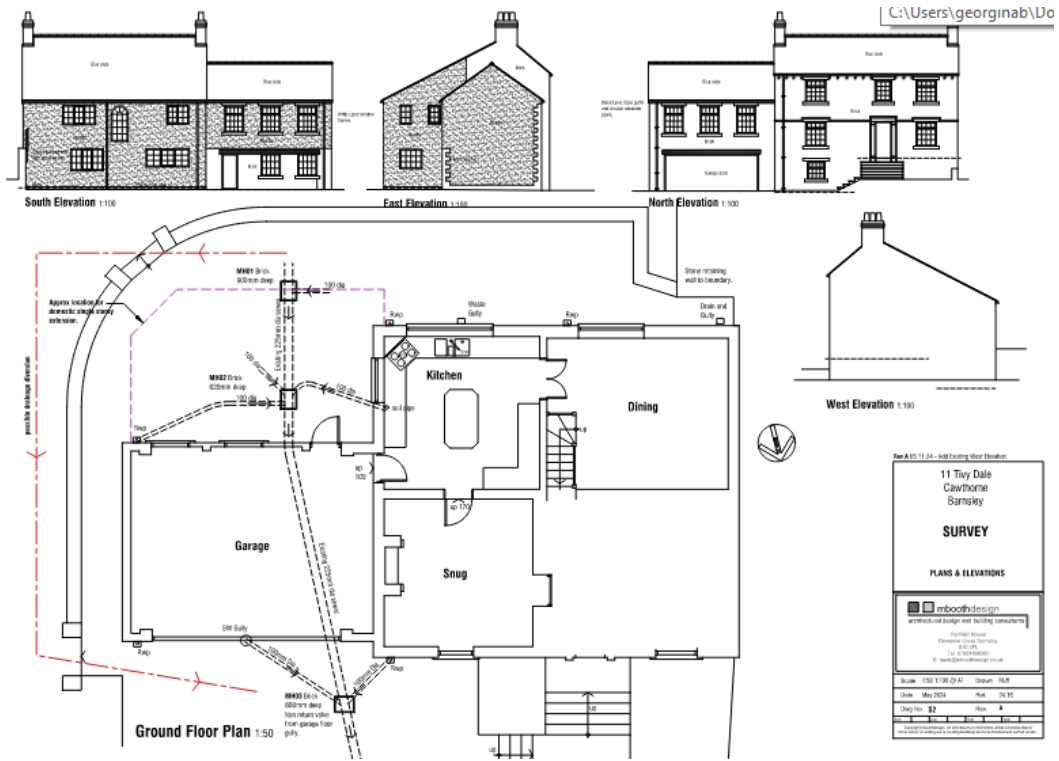
Development: Erection of single storey side and rear extensions to 2 storey dwelling

Address: Fern House, 9 - 11 Tivy Dale, Cawthorne, Barnsley, S75 4EJ

### Site Location & Description

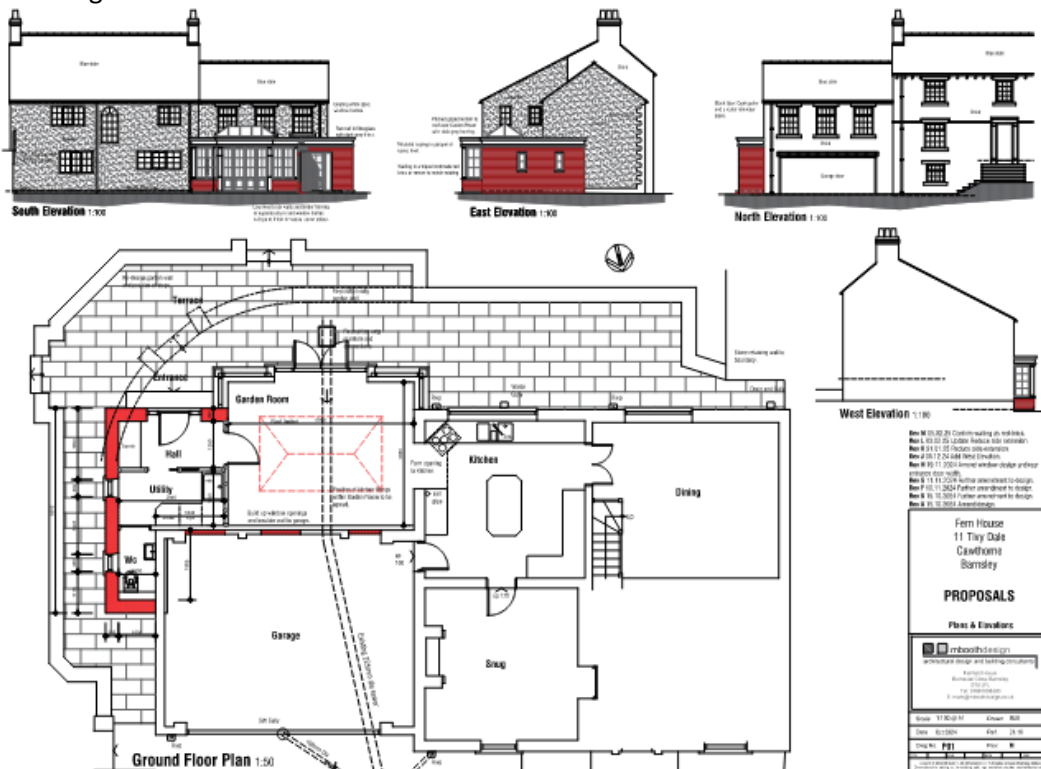
The site is located off Tivy Dale in the village of Cawthorne. Tivy Dale runs through the heart of Cawthorne and is located within the Cawthorne Conservation Area. The site set back from the road accessed from a shared driveway. The site has a gated entrance leading to a large front garden and driveway. The site consists of a large red brick-built dwelling with an existing two-storey side extension providing a double garage with living accommodation above. No. 5 Tivy Dale is located to the northeast of the site and partially blocs the side garden from view. The property is set behind, to the east of 13 Tivy Dale with the front elevation viewable from the street scene. The property is set within a large plot and benefits from a large front, side and rear garden. The side and rear garden is private due to mature hedges and walls around the perimeter. The property itself has been designed with a pitched roof, is brick built with the rear elevation mostly rendered. The existing extension is stepped down in height ensuring the historical character of the building is maintained.

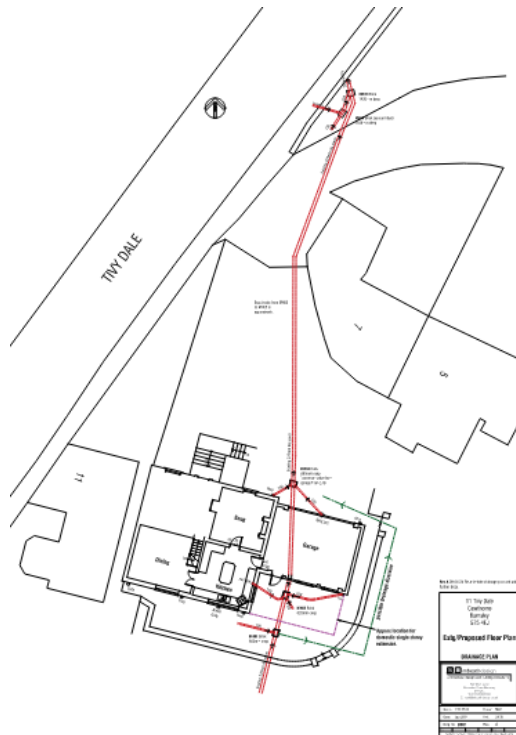
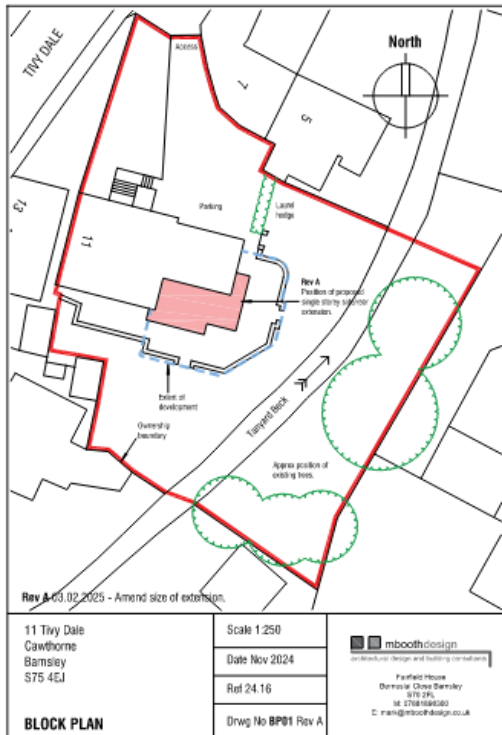




### Proposed Development

The proposal is to erect a single storey side extension to the property. The proposal has been designed with a flat roof and follows an L shape around the east and south east elevations of the double garage. The proposal will provide a w/c utility and hall at the side leading to a garden room at the rear. The garden room will have a large roof lantern providing additional natural light. The extension will be in matching red brick, with large windows and fully glazed patio doors leading into the rear garden area.





**Relevant History**

B/74/0484/PR - Extension to dwelling house.

**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.

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 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.

Within section 12, 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.

Section 16: Conserving and enhancing the historic environment Identifies and assesses heritage significance including the setting and the effect of a proposal. Paragraph 212 states that Great weight given to an asset's conservation, irrespective of the degree of harm. Paragraph 213 states that any harm to or loss of significance will require clear and convincing justification.

### Local Plan

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 HE1: The Historic Environment  
Policy HE3: Developments affecting Historic Buildings  
Policy HE4: Developments affecting Historic Areas or Landscapes  
Policy T4: New Development and Highway Improvement  
Policy D1: High quality design and place making.

### SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions  
Supplementary Planning Document – Parking  
Cawthorne Village Statement

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**

Conservation Officer - The house appears to be a middling status late Victorian dwelling of some quality with group value that contributes positively to the conservation area. The rear elevation is relatively hidden owing to screening of other dwellings and the landform that rises steeply to the east. This and the changes that are more obvious to the rear means the southern elevation contributes less to the conservation area. Consequently, the proposed extension is in the best place and will not appear intrusive. The flat roofed design with its glazed lanterns, brick walls, and matching windows will help the extension to harmonise with the main house. Overall, I see no issue with the design. It will be virtually invisible from the public realm, is visually recessive, and single storey and to my mind will not introduce any harm.

Cawthorne Parish Council – No comments received.

Historic England – No comments received.

### **Representations**

None

## **Assessment**

### Principle of development

The site falls within urban fabric and the site and surrounding area is made up principally of housing. The site also falls within the Cawthorne Conservation Area where extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, the historic environment, visual amenity, and on highway safety.

### Residential Amenity

The proposed side extension will be located away from neighbouring residents within the large side/rear garden of the property. The garden area is bound by hedges and due to the topography of the surrounding area which rises steeply to the east, the proposal is not expected to cause any undue overlooking nor overshadowing to any neighbouring dwellings. The application is therefore acceptable in terms of residential amenity in compliance with Local Plan Policy GD1 and D1.

### Visual Amenity and Impact on Conservation Area

The position of the proposed extension will ensure that the proposal will be screened from the Tivy Dale street scene. Due to the topography of land beyond the rear boundary rising steeply to the east the proposal is not expected to be prominent from nearby viewpoints and is therefore not expected to appear intrusive within the surrounding Conservation Area. The flat roof design with glazed lanterns is not a typical design feature of the host property however, due to the size and location of the proposal, along with the matching windows and matching red brick materials the proposal will harmonise with the main property.

Taking into consideration the above, the proposed materials and design when viewed in their entirety are not expected to be visually detrimental within the surroundings and as a result the proposal is in compliance with Local Plan Policy HE1, HE3, GD1 and House Extensions SPD. The proposal is also in accord with the principles set within the Cawthorne Design Statement.

### Highway Safety

The proposal is located within the confines of the garden area. The site itself provides over and above the parking requirements for a dwelling of this size. The proposal will not impact the existing levels of off-street parking and therefore there will be no impact upon highway safety. As a result the proposal is in compliance with Local Plan Policy T4 and SPD: Parking.

## **Recommendation**

**Approve**