
2023/1072

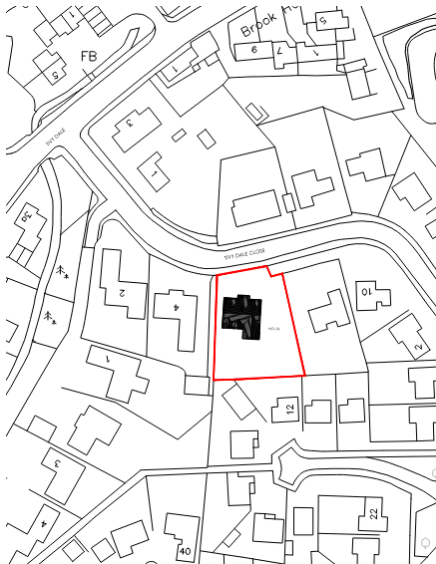
Applicant: Mrs A Homer

Address: 6 Tivy Dale Close, Cawthorne, Barnsley, S75 4ER

Description: Part conversion of existing side integrated double garage into single garage, habitable area and replacement of 1 x garage door with window

Site & Location Description:

The application dwelling is situated on Tivy Dale Close, a, a minor road leading off the Tivy Dale, which is one of the main routes through the village of Cawthorne. Both the dwelling and the estate it is situated on are outside of the Conservation Area which covers much of Cawthorne including Tivy Dale. The dwelling itself is a contemporary (circa 2013) and substantial house, situated on an elevated position on the location of a former bungalow. Within the large curtilage is a large driveway to the side of the dwelling, providing access to the lower ground floor garage, which is of equally substantial size, with a footprint of circa 160 sqm.



Planning History: 2012/0403: Demolition of existing bungalow and erection of 1 no dwellinghouse with garages and balcony area above – Approved 28th May 2012

Proposed:

The proposal is to renovate most of the existing lower floor ground floor garage into habitable living accommodation, and an area for a personal gymnasium, whilst retaining parking space for one vehicle. Part of the proposals would include replacing one of the two existing garage doors with two fully glazed panel windows.

Existing and Proposed Floor Plans and Elevations



Existing Elevations



Proposed Elevations



Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

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

Consultees:

Cawthorne Parish Council: No Comments received.

Highways DC: Highways recognised the loss of parking provision from the reduction in garage space but are happy that the amount of off-street parking within the curtilage is acceptable and no Highway conditions are required.

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 and beautiful 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. Alterations 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

Due to the substantial plot size, lower level of the proposed new window and the high and strong boundary treatment between the application dwelling and their neighbour at No.8, despite the fact the window is on a side elevation, there would be no impact on their residential amenity. Equally, there would be no impact on the residential amenity of other nearby neighbours or the area.

Visual Amenity

The proposal does not distract from the character of the dwelling which already features a lot of glazing, including glazed balconies. In relation to the street scene, large windows is a feature of many dwellings in the area, some such as No.2 Tivy Dale Close, which are in a significantly more prominent position on the front elevation. Whilst not within the conservation area, the proposed works are too insignificant to have a negative effect upon the adjacent conservation area, and the proposal would be very unlikely to be visible beyond the dwelling itself due to the sheltered location of the proposal.

Highway Safety

Highways have confirmed that despite a loss of parking provision within the garage, ample parking provision remains on site. Together with no change to access, the proposal would have no impact upon Highway Safety.

Summary

Much of the proposal centres around internal works to the garage, which would probably require separate approval from Building Control. In regard to planning would be assessing any potential impact on the amenity of neighbours, impact upon the character of the dwelling and street scene and impact on highway safety. As has been assessed above, there is no detrimental impact in regard to any of these issues and a recommendation for approval would be appropriate.

Recommendation: Approve with conditions