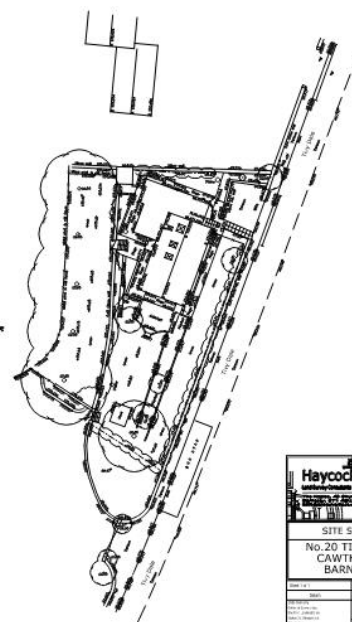


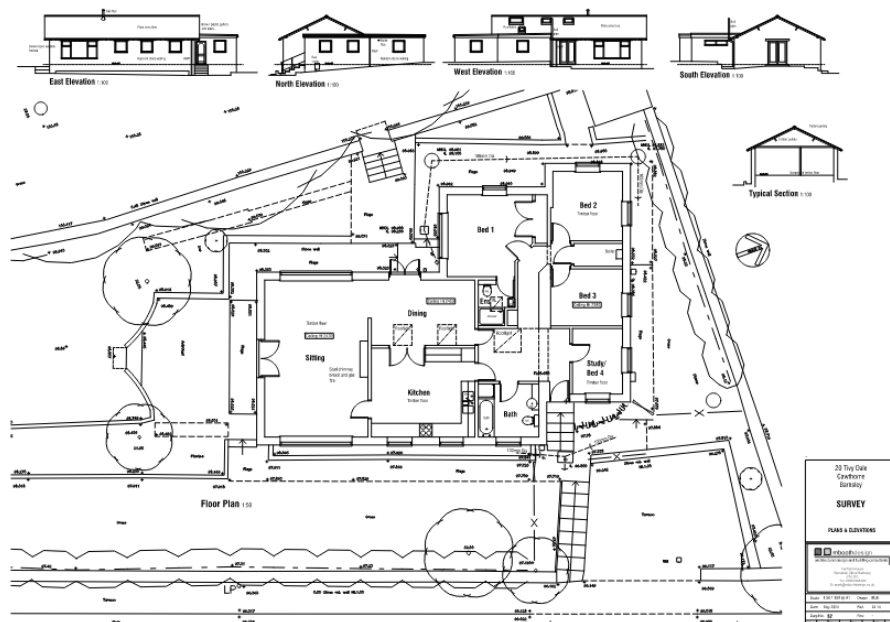
Site Description

This site is located on Tivy Dale within the southwestern edge of Cawthorne. Tivy Dale forms part of the core of Cawthorne Village. Tivy Dale is characterised by a mix of property types, sizes and the use of materials is mixed. To the north of the site sits the village hall which is a large stone built property and to the south is Dale House, which is a large two storey dwelling, both of which are situated above road level. The application site comprises a single storey late C20 stone built dwelling built approximately 2.6m above road level. The design and appearance of the property suggest a house typical of the late 1960's or 1970's. The property has been designed with a low-pitched roof and has the addition of a flat roofed wrap around extension on the north and west corner. The walls are natural sandstone but square coursed in a slightly contrived way that is not typical of the historic and local vernacular. The property is of an appearance that reflects little of the traditional local style in Cawthorne. The property sits on a small plateau with the rear ground levels continuing to rise to the western boundary. There is an existing small brick outbuilding located in the northwest corner of the rear garden. This building is proposed to be retained.

The site boundaries comprise of dry-stone walls. There are a number of mature trees located along the western boundary which fall within a TPO and a mature hedge along the eastern boundary with Tivy Dale. The hedge along the frontage is large and provides screening from Tivy Dale. The dwelling is set back within the site with a generous front garden raising up steeply from the road. A stone staircase leads to the front entrance and there is a lower parking area to the at street level bound by retaining dry-stone walling. It is noted that the site is located within the Cawthorne Conservation Area.



Haycock+Todd	
Architectural and Planning Services	
SITE SURVEY	
No. 20 TIVY DALE	
CAWTHORNE	
BARNSELEY	
DATE	20/08/2024
BY	J. Booth
FOR	20/08/2024
SCALE	1:1250
PROJECT NO.	S9989/2
DATE	20/08/2024
BY	J. Booth
FOR	20/08/2024
SCALE	1:1250
PROJECT NO.	S9989/2



Site History

B/05/0052/PR - Erection of single storey rear extension and conversion of garage to bedrooms. Refused

B/05/0700/PR - Erection of rear single storey extension and conversion of garage to bedrooms. Approve

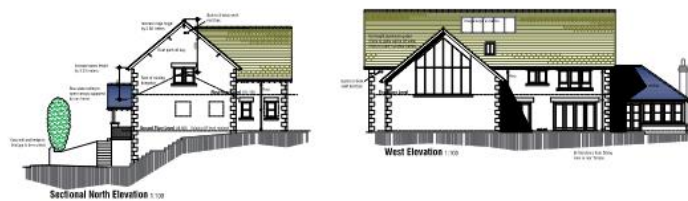
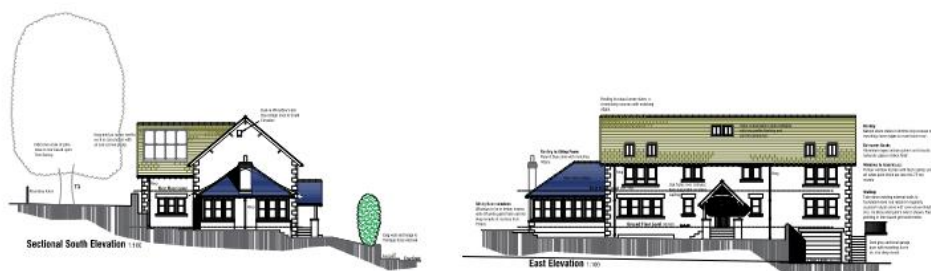
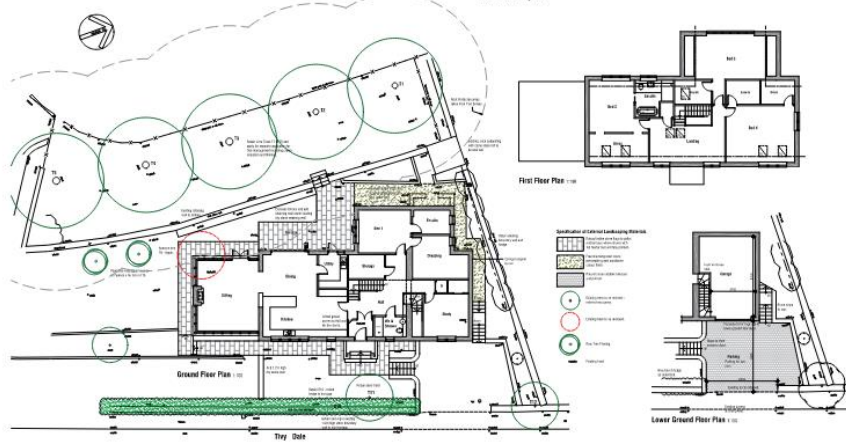
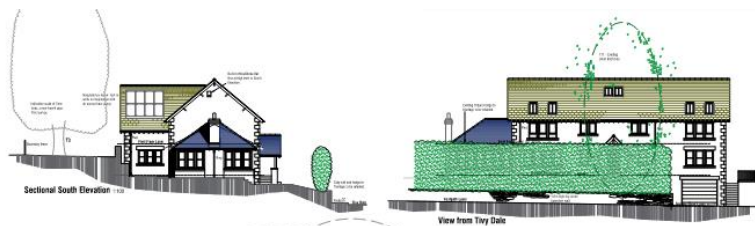
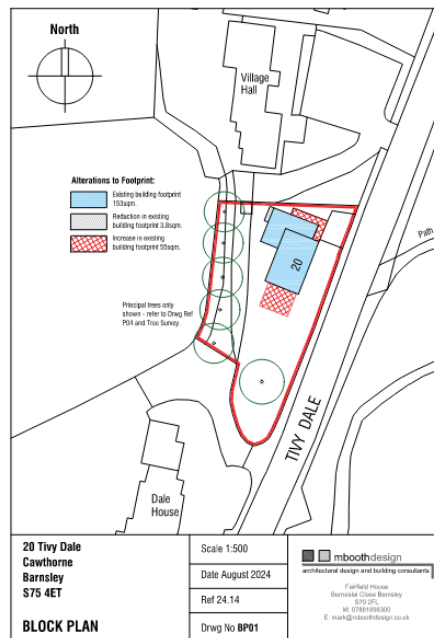
2017/1281 – TPO application

Proposal

This application seeks permission to demolish and replace the current Late C20 dwelling at 20 Tivy Dale. The proposal is to erect a two-storey property with a lower ground level providing an integral garage. The new build will occupy a similar footprint to the existing but will be larger in scale being two storeys with a lower ground level that includes integral garaging to Tivy Dale on the northeastern corner. This will result in the most visible part of the dwelling appearing three storeys when looking west from Tivy Dale.

The proposal will have a single storey side extension on the southern elevation providing a sitting room. This will have a blue slate roof and will have glazing on all sides. There is also a full height gabled and glazed rear projection providing bedroom accommodation on both levels. The ridge height of the proposed dwelling will see an increase of 3.88m from the original building, however it is noted that this will be 1.7m lower than the ridge height of the adjacent Village Hall and 1.8m lower than the ridge height of Dale House.

Window openings have been designed with a vertical emphasis and include stone lintels, cills and mullions. The windows will have timber casements decorated white and are set deep in the reveals. A small open entrance porch is proposed featuring a supporting oak frame on dwarf stone walls. The roof of the main dwelling will be of natural stone slate with blue slate adorning the side extension and porch. The walls will be in natural regularly coursed slightly pitched stone in narrow courses of between 75-125mm similar to that of the neighbouring Dale House.



Policy Context

The site is allocated as Urban Fabric and the Cawthorne Conservation Area within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy T3 New Development and Sustainable Travel

Policy T4 New development and Transport Safety

Policy SD1 Presumption in favour of Sustainable Development

Policy LG2 The Location of Growth

Policy GD1 General Development

Policy D1 High Quality Design and Place Making.

Policy Poll1 Pollution Control and Protection

Policy H4 Residential Development on Small Non-allocated Sites

Policy BIO1 Biodiversity and Geodiversity

Policy HE1 The Historic Environment

Policy HE2 Heritage Statements and General Application Procedures

Policy HE4 Development affecting Historic Areas or Landscapes

SPD's

Those of relevance to this application are as follows:

-Design of Housing Development

-Parking

- Biodiversity and Geodiversity

- Heritage Impact Statements

- Trees and Hedgerows

Other

South Yorkshire Residential Design Guide

Cawthorne Village Design Statement

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 and regard should be had to Barnsley Local Plan Policies D1 Design, BIO1 Biodiversity and Geodiversity and the Cawthorne Village Design Statement adopted Supplementary Planning Document.

Policy C7 Heritage and Design in the Conservation Area: 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. All buildings, views, green spaces and trees which contribute to the character of the conservation area should be protected and enhanced. Proposals should have regard to the Cawthorne Village Design Statement Supplementary Planning Document and incorporate the Cawthorne design principles.

NPPF

The NPPF 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.

Paragraphs of particular relevance to this application include:

Paragraph 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Paragraph 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Paragraph 96 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places.

Paragraph 115 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 131 - The creation of high-quality 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.

Paragraph 139 - Development that is not well designed should be refused.

Paragraph 210: In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Consultations

- Highways DC – The proposal would increase the living space of the dwelling. To ensure the property retains adequate off-street parking, it is intended to retain driveway space to the front of the large single garage; this will allow three vehicles to park off the public highway. It is anticipated that all servicing arrangements will be unchanged. The scheme is acceptable from the perspective of highways.
- Yorkshire Water – No comments
- Drainage – No objections, happy for details to be checked by building control
- Ward Councillors – No comments
- Biodiversity – No objections subject to condition. The proposals represent a custom self-build development. It is therefore exempt from having to provide a 10% gain in biodiversity.
- Tree Officer – No objections subject to condition
- Conservation Officer – No objections: Overall, I see no harm in the proposal. The existing house is of no historic merit or group value to the conservation area. The

proposed dwelling is larger, but I feel the design is well observed, restrained and sympathetic with details and materials that will sit well in this part of the conservation area. Consequently, I support and suggest the application accords with HE1, S.72(1), and the NDP. Assuming the building is built according to the plans, no conditions for materials are necessary.

- SYMAS – No objection subject to condition
- Coal Authority – No objection subject to condition

Representations

Neighbouring properties were notified and a site notice and press notice were put up. No letters of objection have been received.

Assessment

Principle of development

The site is located within an area of Urban Fabric where Local Plan Policies GD1 General Development and H4 Residential Development on Small Non-allocated Sites apply. These require that development should be compatible with its surroundings, in this case the property is set within a pocket of residential properties and will replace an existing dwelling, therefore the use of the site for residential purposes would be in keeping with the locality.

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

Visual Amenity and impact on Heritage

The Conservation Officer notes that the existing property provides a less than neutral impact to the conservation area and the loss of this building is not expected to have a negative impact on the surroundings. That said, as the site falls within the Cawthorne conservation area, which has been designated for its historical and architectural value, any replacement dwelling will be required to enhance and protect the integrity of the area.

The proposal will occupy a similar footprint to the existing but is larger in scale being two storeys with a sub ground level that includes integral garaging to Tivy Dale on the northeastern corner. This will result in the most visible part of the dwelling appearing three storeys when looking west from Tivy Dale. Although large in size, the proposal is unlikely to appear out of place within this setting. The current dwelling sits on a platform approximately 2.6m above street level which results in the building appearing taller than the average bungalow. The ridge height of the proposed is being increased by 3.88m and will be 1.7m lower than the ridge height of the village hall and 1.8m lower than the ridge height of Dale House. The increased height and the overall scale of the proposal will result in the new build being far more visible than the existing. However, given that the village hall and Dale House are substantial large buildings with ridge heights that exceed that of the proposed, the height increase and scale are not expected to negatively impact the street scene nor the surrounding area.

In mitigating any minor concerns over the increase in scale, it was noted by the Conservation Officer that the design is high quality with many traditional elements, details, and materials. The Cawthorne Village Design Statement states that historically, the stone used in the buildings of Cawthorne was locally quarried sandstone known as Delph. It then goes on to state that stone is the preferred construction for new build properties within the Village along with natural stone slate roofing materials. The stone is to be similar to that of Dale House with natural sandstone and slim bed heights similar to historic buildings elsewhere in the village.

The plan form and roof span are fairly narrow with a more steeply pitched roof than the existing dwelling. There is a full height gabled and glazed projection to the rear plus a single storey sitting / garden room that is glazed on its three elevations. It is noted that these projections are located at the rear and the side behind the hedge that is to be retained and will therefore be concealed from view. The windows are quality timber casements decorated

white and are set deep in the reveals. The roofs are covered in mixture of natural sandstone flag within the main house and blue slate with conservation rooflights and integrated photovoltaics that will reduce their visibility. To the front elevation there is a small oak framed entrance porch which is not an uncommon feature within this locality. The design is restrained and sympathetic with details and materials that will harmonise whilst respect the historic values within the conservation area in accordance with The Cawthorne Village Design Statement.

As such the proposal would be in keeping with the local character of the area in terms of scale, building style, and materials. The proposal is therefore considered acceptable in terms of visual amenity and its impact on the Conservation Area in accordance with policies D1 and HE1 of the Local Plan.

Residential Amenity

Although Policy GD1 of the Local Plan does not include reference to any specific space standards, it states that proposals for development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents amongst other matters. Policy D1 of the Local Plan expects development to be of a high quality, including through its layout and design, so that it contributes to a healthy, safe and sustainable environment.

The 2023 Design of Housing Development Supplementary Planning Document (SPD) advises that all developments should achieve the internal spacing standards set out in the South Yorkshire Residential Design Guide (SYRDG).

It also advises that rear gardens of proposed dwellings should be at least 50 square metres in the case of two-bedroom houses/bungalows and 60 square metres for houses/bungalows with three or more bedrooms. Smaller gardens may be acceptable in corner plots if privacy and daylighting can be maintained.

The proposal is for the erection of a 4-bedroom dwelling. The SYRDG sets out acceptable internal spatial standards. The proposal exceeds the internal spatial standards set out within the SYRDG and the Council is satisfied that the proposal will deliver acceptable living conditions protecting the residential amenity of future occupiers in line with planning policy.

The external amenity space also exceeds with the requirement in both SPD: Design of Housing Development and the South Yorkshire Residential Design Guide.

Separation distances are over what is required within SPD: Design of Housing Development, therefore the proposed location, similar to that of the existing property is not expected to reduce any existing residential amenity currently enjoyed by the neighbours.

It is therefore concluded that the internal living space and external amenity area of the proposed development would be of a sufficient size and configuration such that future occupiers would have acceptable living conditions and the existing residential amenity of the neighbouring dwellings is retained. Consequently, as the proposal meets all the standards in the SYRDG and the SPD, it would meet the requirements of Policies GD1 and D1 of the Local Plan.

Highways Safety

The Council's highways department has confirmed that the off-road vehicular parking proposed as part of the scheme is satisfactory and in compliance of both SPD: Parking and SPD: Design of New Housing Development and in compliance with Policy T3 and T4 of the Local Plan.

Trees

The site is located within the Cawthorne Conservation Area therefore any trees within this site are protected. The tree survey highlighted that there are 10 trees within the site and 2 tree groups/hedges.

The Tree Officer has assessed the proposal and has confirmed that there are no objections to the proposal. The plans show that only one small apple tree will require removal and the remaining trees/ hedges are to be retained. The application proposes to replace the apple tree with two new apple trees within the site.

There are a number of mature lime trees located along the rear boundary of the site. The proposed new dwelling will not be located any closer to the existing Lime trees than the existing dwelling and will be located well outside the rooting area of the other category B tree T7. It is noted that the Lime trees are located behind an existing retaining wall which is to be retained. The smaller category C trees are located much closer to the development; however, the construction of the replacement dwelling is not expected detrimentally impact these trees.

The retained trees will require protecting during any works and the protections works have been submitted and agreed by the tree officer within the Arboricultural Method Statement. As such, the proposal meets the requirements within Policy BIO1 Biodiversity and Geodiversity, Policy HE1 The Historic Environment, SPD: Biodiversity and Geodiversity and SPD: Trees and Hedgerows.

Conclusions

The impact to the visual amenity, the integrity of the historical environment and to the existing residential amenity of the area would meet Local Plan Policy requirements. Furthermore, the facilities for future residents of the property would exceed the requirements set out in SPD 'Design of Housing Development' and the South Yorkshire Residential Design Guide and would be in compliance with Local Plan policy GD1.

Suitable off-road parking facilities have been provided. The details of the materials and boundary features have been found acceptable and will enhance and protect the historical integrity of the Conservation Area. The proposal is therefore acceptable in compliance with Planning Policy.

Given the comments above, the application is recommended for approval.

Recommendation: Approve Subject to conditions