

Application Reference: 2026/0275

Site Address: 3 Cliffe Hill Lane, Cawthorne, Barnsley, S75 4HJ

Introduction: This is a householder application which proposes the erection of a two storey side and single storey front extensions to the dwelling

Relevant Site Characteristics:

3 Cliffe Hill is located on the western side of Cliffe Hill Lane with large amenity space to the rear (west). The context of the surrounding dwellings is of a high density, consisting of predominantly residential dwellings with private amenity space with a mixture of detached and semi-detached dwellings with few commercial properties. The materials in the area are stone, render and brick with tile roofs.

The dwelling is attached and abuts the rear / side of 1 Cliff Hill Lane with its principal elevation facing west. As such, from Cliff Lane looking west, the dwelling is currently screened by the attached neighbour. The site is within Cawthorne Conservation Area Cawthorne close to the junction between Cliffe Hill and Hill Top.

The plot is occupied by what appears to be a larger dwelling on the first edition 1850 six-inch map however, it is unclear if the existing dwelling formed part of this. By 1891 the division between number 1 and number 3 is clearer on the map, so the house certainly pre-dates 1891. Beyond the attachment at the rear, the dwelling is a fairly traditional stone built (thinly coursed delph) cottage.

The principal elevation is double fronted with reflected windows at both first and second floors flanking a central doorway. Above the doorway but offset is a first-floor window. On the northern gable there is a small first floor window adjacent to a pebble dashed external stack. There is also a brick stack within the southern gable. All windows and doors are replacement modern items. The roof overhangs at the gables with exposed purlin ends and is covered with stone roofing flags. The dwelling provides a positive addition to the group value of the Conservation Area, however this contribution is one that is mainly limited to the rear of the property (from Cliff Hill), from the gardens to the west and to a degree, from neighbouring properties. Regarding the neighbouring houses to the north (7 Cliff Hill and 2 Hill Top), these are large, heavily modified / extended or modern properties with strongly contemporary rear elevations.

Site History

Description of Proposed Works

This is a householder application which proposes the erection of a two storey side and single storey front extensions to the dwelling. The extension would provide a wc and workshop/utility at ground floor and a wardrobe and ensuite at first floor. The extension measures approximately (at the widest point to include the thickness of the wall) 3.9m to the side and 6m in length. The first floor element measures approximately 3.5m by 3.4m.

The proposal has been amended during the course of the application and further plans have been submitted including an amendment to the materials to be used, including a materials plan, a plan showing the design of the windows and doors and rainwater goods as requested by the Conservation Officer. It is now proposed that the east and south elevation are to be stone and the west elevation will be in dark timber. The roof area of the single storey element is to be a planted flat roof.

Location and Block Plan

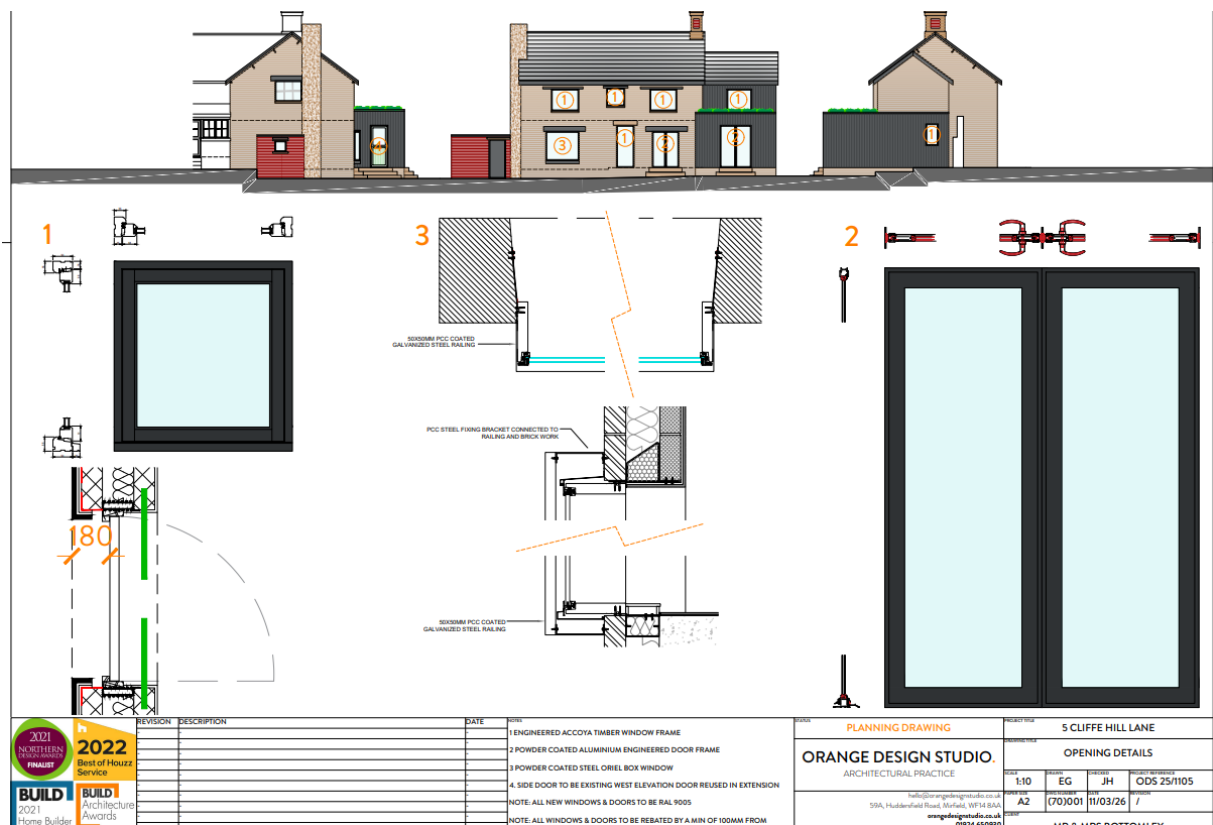


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Amended Proposed Plans and Elevations



Proposed Window Design



Materials Proposed



Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting held 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.

The following Local Plan policies are relevant in this case:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- Policy T4: New Development and Transport Safety
- Policy HE1: The Historic Environment
- Policy HE3: Developments Affecting Historic Buildings

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework 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
- Cawthorne Village Design Statement

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

Cawthorne Village NDP

Section 4.3 Design and Heritage

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 and press notice have also been posted.

Cawthorne Parish Council – No comments received

Conservation Officer – No objection to amended plans and details, no conditions required

PROW – No comments received

Neighbour consultations – No comments received

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 property is also set within the Cawthorne Conservation Area, therefore the proposal must preserve/enhance the Conservation Area in accordance with policy HE1 of the Local Plan. These aspects are considered below.

Scale, Design and Impact on the Character of the Conservation Area

The Cawthorne Village Design Statement highlights that new development and incremental changes to existing properties have the potential to erode the character of the village if not carefully managed. The document emphasises that Cawthorne's special interest lies in its traditional simplicity and restrained vernacular character, and that alterations should remain modest, harmonious and sympathetic, avoiding out-of-scale or overly complex forms that are uncharacteristic of the village.

The dwelling is attached and abuts the rear / side of 1 Cliff Hill Lane with its principal elevation facing west. As such, from Cliff Lane looking west, the dwelling is currently screened by the attached neighbour. The site is within Cawthorne Conservation Area close to the junction between Cliffe Hill and Hill Top. The proposal seeks permission for extensions to the south and west elevations, comprising a two-storey gabled projection to the south gable and a single-storey flat-roofed addition to the west. At present, a pergola and vegetation partially screen the existing ground-floor utility window. Having regard to the contribution the dwelling makes to the character and appearance of the conservation area, and to the overall form of the proposed development.

The proposal is set to the side of the dwelling and the proposed single storey element projects beyond the front elevation. The SPD states in terms of Front Extensions that:-

'The front elevation of a building is the most important for its contribution to the street scene. Generally, therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character

of the street scene or cause overshadowing to neighbouring dwellings. Large extensions and conservatories are likely to appear particularly intrusive and will not normally be acceptable.'

The dwelling is unique in that the property abuts the rear/side of 1 Cliff Hill Lane and therefore does not have a visible rear elevation and the front elevation is not visible from the street scene.

In terms of side extensions, the SPD states that:-

'The sideways projection of a two storey side extension should not exceed more than two thirds the width of the original dwelling.'

The proposal meets the SPD in this regard. The Conservation Officer has raised no objection to the principle of a front and side extension.

The proposal has been amended during the course of the application and further plans have been submitted including an amendment to the materials to be used, including a materials plans, a plan showing the design of the windows and doors and rainwater goods as requested by the Conservation Officer. It is now proposed that the east and south elevation are to be stone and the west elevation will be in dark timber. The roof area of the single storey element is to be a planted flat roof.

The Conservation Officer has been re-consulted and has no objection to the amended proposal.. The side gabled extension appears subservient in scale and massing, while the flat-roofed utility/workshop element, incorporating a rooflight, is positioned in a relatively discreet location with limited visibility from the public realm. It is acknowledged that the scheme would result in a very minor degree of alteration to the historic fabric and envelope of the building, including the formation of new openings at ground and first-floor level to provide access to the extension, together with the lowering of the existing window opening behind the pergola to form a doorway. On balance, the Conservation Officer does not consider this level of intervention to be unacceptable in principle.

In Cawthorne, the established materials are principally stone, brick and, to a lesser extent, render, as set out in the Neighbourhood Development Plan (Policy C7.3 and supporting text at paragraph 4.3.8), the Cawthorne Village Design Statement (page 6), and the adopted conservation area appraisal (paragraph 6.02). In my view, the two-storey gabled extension, which would be partly visible from Cliffe Hill, should therefore be constructed in materials that are more sympathetic and appropriate to the character and appearance of the conservation area.

The Conservation Officer has confirmed that the revised scheme is therefore considered acceptable and the details of the proposed specifications of the stonework, cladding, windows, rainwater goods, and roof materials are now acceptable and no further conditions are required. The revised proposal is now considered to be in compliance with Policy HE1 and D1 of the Local Plan, the SPD's and the Cawthorne Parish NDP and significant weight has been given to the improvement of the dwelling, the design put forward and the limited impact on the character of the Conservation Area.

Impact on Neighbouring Amenity

The dwelling is attached and abuts the rear / side of 1 Cliff Hill Lane with its principal elevation facing west. The extension is set approximately 2.3m away from the boundary with the garden of number 1. The proposal would also be set adjacent to the boundary with number 2 Hill Tops. Given the position of the extension (set to the north of 2 Hill Top and to the west of 1 Cliff Hill, with the addition of a lowered roof height and minimal side projection of the two storey element,

the proposal would not result in a significant overbearing or overshadowing of the adjacent dwellings and their garden areas. The proposal does not include habitable room windows to the rear and side facing the south and east, (the proposal only includes a wc window to the south side elevation at ground floor level) therefore there will not be any overlooking of the neighbouring properties or their garden areas. The proposal meets the required separation distances as set within the SPD House Extensions. The application is therefore acceptable in terms of residential amenity in compliance with Local Plan Policy GD1 and D1.

Moderate weight has been given to the impact on residential amenity.

Highways / PROW

Whilst the proposals increase the floor space of the dwelling, it does not provide additional bedrooms, therefore an additional parking space is not required.

There is a PROW which runs along Cliffe Hill Lane; however this should not be impacted by the proposal. Whilst the property is accessed from the PROW, there is sufficient space within the site for construction vehicles/materials.

As such, the scheme is acceptable from a highways perspective in compliance with Local Plan Policy T4 New development and Transport Safety and SPD: Parking.

Moderate weight has been given to highway safety.

Planning Balance and Conclusion

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

Justification

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

Change in materials proposed and provision of window details and rainwater goods at the request of the Conservation Officer

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.