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2024/0498

L Burgess

8 Tivy Dale Drive, Cawthorne, Barnsley, S75 4EN

**Conversion of existing attached garage to domestic use, installation of new flat roof to garage with raised height, infill to garage door with window and render to some sections of external walls of garage.**

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### Site Description

The application relates to a plot located on the north-east side of Tivy Dale Drive and in an area that is principally residential characterised by detached properties of varying scale and appearance. The application site is located between Green Belt land and the grade II-listed Cannon Hall registered park and garden to the north and west and the Cawthorne Conservation Area to the south and east.

The property in question is a detached bungalow with an existing rear conservatory and existing side attached garage. The property is constructed of red brick with a hipped roof and street-facing gable with grey roof tiles. The property is fronted by soft landscaping abutted by a low brick wall. The soft landscaping extends along the south-west side of the property and to the rear. To the north-east side of the property is an existing paved slab driveway served by an existing dropped kerb and gate.





## **Policy Context**

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

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.

### Local Plan Allocation – Urban Fabric

The site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation. The site is located between Green Belt land and the grade II-listed Cannon Hall registered park and garden and the Cawthorne Conservation Area. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy HE1: The Historic Environment.***
- ***Policy HE4: Developments affecting Historic Areas and Landscapes.***
- ***Policy GB1: Protection of Green Belt.***
- ***Policy GD1: General Development.***
- ***Policy T4: New Development and Transport Safety.***

### Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

### National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- ***Section 12: Achieving well-designed and beautiful places.***
- ***Section 13: Protecting Green Belt land.***
- ***Section 16: Conserving and enhancing the historic environment.***

### Planning (Listed Buildings and Conservation Areas) Act 1990

- ***Section 16: Decision on application.***
- ***Section 72: General duty as respects conservation areas in exercise of planning functions.***

### Other Material Considerations

- ***South Yorkshire Residential Design Guide 2011.***

## **Consultations**

Cawthorne Parish Council – No response.  
Conservation Officer – No objection.

## **Representations**

Neighbour notification letters were sent to surrounding properties. No representations were received.

## **Assessment**

### Principle of Development

Extensions and alterations to a domestic property and the erection of detached outbuildings in a domestic curtilage are acceptable in principle if they would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety, and would conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place, and would not have a harmful impact on the appearance or character and will preserve the openness of the Green Belt.

### Design, Heritage and Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if they would not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling and would conserve and enhance the significance and setting of the borough's heritage assets and would not have a harmful impact on the appearance or character and will preserve the openness of the Green Belt.

The application property is not itself located in a conservation area nor is it a listed building. However, the application site is set in a sensitive location between Green Belt land and the grade II-listed Cannon Hall registered park and garden to the north and west and the Cawthorne Conservation Area to the south and east. The street scene is varied with a mix of materials such as brickwork, stonework, timber cladding and render.

The proposed development works are relatively small-scale and would comprise minor alterations to the elevations and roof of the existing attached garage. The garage would remain subservient to the application property and would remain an inconsequential feature within the street scene due to a significant set back from the highway. The proposed use of render would introduce a new material. However, its use would be finite, and the proposed render colour of "ivory" would not appear garish and would complement the existing material palette of the street scene and application property.

In relation to the openness of the Green Belt, the proposal would be implemented within the existing residential curtilage of the application property, would be attached to the application property, and would be constructed of appropriate materials. The proposal would therefore not harm the openness or visual amenity and character of the Green Belt.

The proposal is considered to conserve or enhance the character or appearance of the building in accordance with Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is considered to comply with *Local Plan Policy HE1: The Historic Environment*, *Local Plan Policy HE4: Developments affecting Historic Areas and Landscapes* and *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

### Residential Amenity

Extensions and alterations to a domestic property are considered acceptable if they would not adversely affect the amenity of neighbouring properties.

The proposed minimal increase of approximately 0.3 metres to the height of the roof of the existing garage would unlikely result in significantly increased levels of overshadowing beyond any existing level of impact which may be experienced. In addition, there would be no increase in floorspace, and no new windows on either side elevation, and a sufficient separation distance (21 metres or more) would be maintained to the properties opposite the application site.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and would therefore not have an overbearing impact. The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development*.

### Highway Safety

The proposal would result in the loss of an existing garage for vehicular parking. However, sufficient space would be maintained to the north-east side of the application property to accommodate a minimum of two off-street parking spaces in accordance with the parking SPD.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

**Recommendation -  
Approve with Conditions**