2022/0410

Mr D Cheetham

Erection of two storey staircase and single storey swimming pool extension to barn/stable

Dale House, Tivy Dale, Cawthorne, Barnsley, S75 4EH

Planning History

2006/0823 - Erection of detached double garage with first floor store/gym – Approved with conditions
2008/0881 - Erection of three bay link garage extension and alterations to dwelling – Approved with conditions
2008/0886 - Demolition of existing stone wall and outbuildings (Conservation Area Consent) – Approved with conditions
2012/1162 - Conversion of upper floor of barn to ancillary living accommodation to Dale House and change of use of lower floor to stables and erection of potting shed and greenhouse - Approved with conditions
2015/0850 - Erection of single storey side extension to dwelling – Approved with conditions
2021/1358 - Erection of first floor extension over garages, infilling and rear extension of existing link roof between house and garage and two storey side extension to dwelling – Approved with conditions

Description

Dale House is a large detached stone built dwelling set within large grounds at the southern fringe of Tivydale. The dwelling and land to the north lies within the Conservation Area and land to the south is just outside. A sweeping circular access gives access to the rear of the dwelling. The property is of traditional design with narrow vertically emphasised window casements giving a distinctly attractive character. The site is surrounded by a low stone wall and a high hedge which screens the property from the main Road, Tivy Dale. The subject of the application is an extension to an outbuilding comprising the barn/stables located in the south-west corner of the site.

The property and barn are not listed, however the house is a local landmark and makes a positive contribution to the Conservation Area. The site contains a number of mature trees which are protected by TPO's and the sites Conservation Area status.













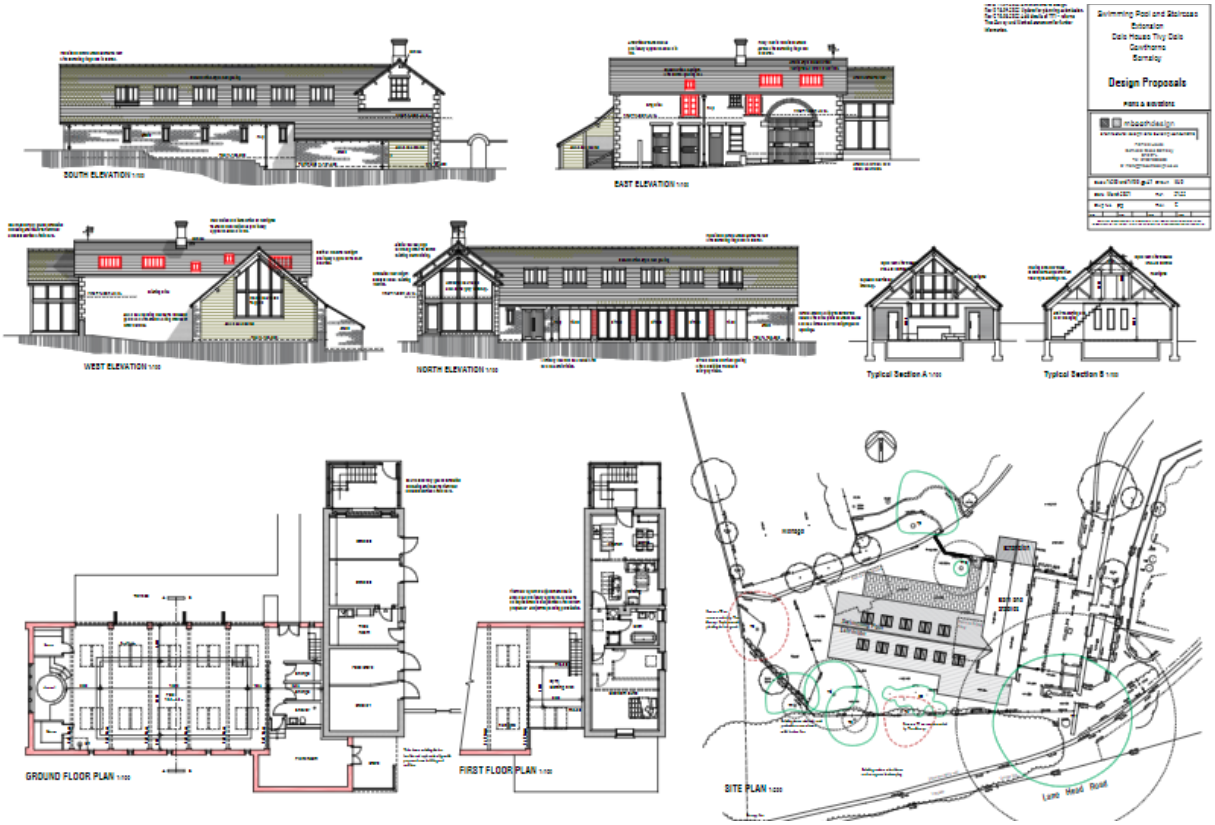


Proposed Development

The planning application proposes the removal of a potting shed, greenhouse and lean-to and the erection of a staircase and enclosure and the erection of a swimming pool extension to the barn/stable.

The pool extension has been designed as a single storey building with a steeply pitched stone slate roof and external walls built using local sandstone in narrow regular courses similar to that used in Dale House. The stair enclosure has been designed with a fully glazed oak frame on the north gable of the existing barn which has been converted from a garage into stables.

The proposed swimming pool would be for private use only in connection with Dale House.



Policy Context

<u>Local Plan</u>

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

Policy GD1 General Development
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;
- They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;
- They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;
- They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;
- Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;
- Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;
- Any drains, culverts and other surface water bodies that may cross the site are considered;

- Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;
- Any pylons are considered in the layout; and
- Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.

Policy D1 High Quality Design and Place Making
Design Principles:
Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including:

- Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;
- Views and vistas to key buildings, landmarks, skylines and gateways; and
- Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should:

- Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;
- Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;
- Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;
- Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;
- Provide clear and obvious connections to the surrounding street and pedestrian network;
- Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;
- Promote safe, secure environments and access routes with priority for pedestrians and cyclists;
- Create clear distinctions between public and private spaces;
- Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;
- Make the best use of high quality materials;
- Include a comprehensive and high quality scheme for hard and soft landscaping; and
- Provide high quality public realm.

In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.

HE1: Historic Environment - We will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk.

BIO1: Biodiversity and Geodiversity

<u>Supplementary Planning Document: House Extensions and Other Domestic Alterations</u>

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

Cawthorne Village Design Statement

Cawthorne Neighbourhood Development Plan

NDP objective 3 states that:

"To protect the distinctive built heritage and character of Cawthorne Village and Parish by ensuring new development is designed sensitively, conserves and enhances its significant buildings, places and their setting. (Through Policies C7, C8, C9 and C10)"

Consultations

Cawthorne Parish Council – Cawthorne Parish Council has no objection to this application but would make the following comments.

- The parish council would like to know what plans have been made for the emptying of the swimming pool
- Following the adoption of the extensions to Cawthorne Conservation Area in 2019 the barn/stable now falls within the conservation area.

Conservation Officer – No objections

Tree Officer – No objection to the proposal subject to the AMS being conditioned to be complied with

Ecology Officer – No objections subject to condition

Representations

No comments received

Assessment

Principle of development

The site falls within Urban Fabric which has no specific land allocation, however the site and surrounding area is made up principally of housing. Extensions/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.

The property is also set within the Conservation Area therefore the proposal should preserve/enhance the Conservation Area in accordance with policy HE1 of the Local Plan.

Visual Amenity/Impact on Conservation Area

Dale House is a sizeable and historic house on the corner of Tivy Dale and Lane Head Road in Cawthorne. The house is on a small, elevated plateau but is largely hidden from public view by trees, vegetation and a high hedge. The dwelling sits within a large plot with mature gardens a sizeable greenhouse and barn to the west. The house was formerly owned by the Spencer Stanhope estate and is at least 170 years old being clearly visible on the first edition 1850 OS. That building, however, appears substantially smaller than the existing Victorian dwelling. This includes a date plaque on the principle eastern elevation of 1890 suggesting significant remodelling at that date. Stylistically, the building reflects the Victorian fashion for the Medieval and a sense of the Arts and Crafts. Openings are dressed in ashlar and adorned with hood moulds, mullion windows are in evidence, faux timber framing can be seen between the ground floor and second floor bay, and the roof is deeply overhanging covered in stone slates.

The house is within the Cawthorne Conservation Area, with its grounds to the west being incorporated in the extended area in March 2020. The Conservation Officer has been consulted and states: 'Whilst the proposal site is within the conservation area (as recently extended) I think it's fair to say the plot itself is extremely well screened from the public realm. The plot is also a large one capable of accommodating quite a large extension in relative terms. The design itself is fine and the details and proposed materials are in keeping and acceptable to the Conservation Area setting and that of Dale House itself. I would also note that the barn has been part of the domestic curtilage for some time, but on the whole the proposal retains the bulk of the existing building and this remains perfectly readable.'

Whilst the extension is large, the property is set within a large plot which can accommodate an extension of this size comfortably and would not be overly visible from Tivy Dale or the Conservation Area due to screening along the boundaries. The design of the proposals are typically of a high standard and would fit in well with the architectural features of the property, subject to the use of matching materials - which should be conditioned. The proposal would preserve the character of the Conservation Area in accordance with policy D1 and HE1 of the Local Plan and in accordance with the objectives of the Neighbourhood Plan.

Residential Amenity

The nature of the plot is such that there are no nearby properties to the proposal and no detriment to residential amenity would occur as the proposal is for use in connection with Dale House. It is recommended that a condition is applied to ensure that the swimming pool is used in connection with Dale House only and not for business/trade use.

Impact on Trees

There are a number of trees within the grounds of the property, two of which are protected by Tree Preservation Orders Lime Trees T1 and T2. There is also an Area TPO to the southern side of the site. The trees within the site are also protected by the sites Conservation Area status. The following documents have been submitted in support of the application which include a Tree Survey and an Arboricultural Method Statement.

The Tree officer has been consulted and states that 'I can confirm that I have no objections to the proposed extensions shown on the plans. The extension for the swimming pool involves the removal of an existing lean to within the rooting area of the Lime tree T1 with part of the extension occupying that area, the remainder of the extension is located outside the rooting areas but is on the very edge in some locations particularly for T6. A new paved area is proposed on the northern side of the extension and this encroaches into the rooting area of T10, however this area is already hard surfaced.'

The applicant has submitted an Arboricultural Method Statement with tree protection measures, which should be conditioned as part of any approval, in order to safeguard the trees during construction. The proposal is acceptable in terms of policy BIO1 and the impact upon protected trees.

Ecology

An Ecological Impact Assessment (EcIA) has been submitted with the application. The Ecology Officer has considered the document and states that the report details a 'robust level of survey information collected from the site, including a survey of habitats present and consideration of these in terms of protected species. Protected species identified to be of note on site include roosting bats, with common pipistrelle and probable whiskered bat day roosts identified to be using the barn on site which is proposed for extension.'

The report sets out the licensing, enhancements (including a provision of a house sparrow terrace to the wall of a new extension) and mitigation recommendations, all of which are considered to be satisfactory and should be conditioned as part of the planning permission.

Other Matters

Other matters raised such as the emptying/drainage of the swimming pool will be a matter for Building Regulations.

Recommendation

Grant subject to conditions