2024/0144

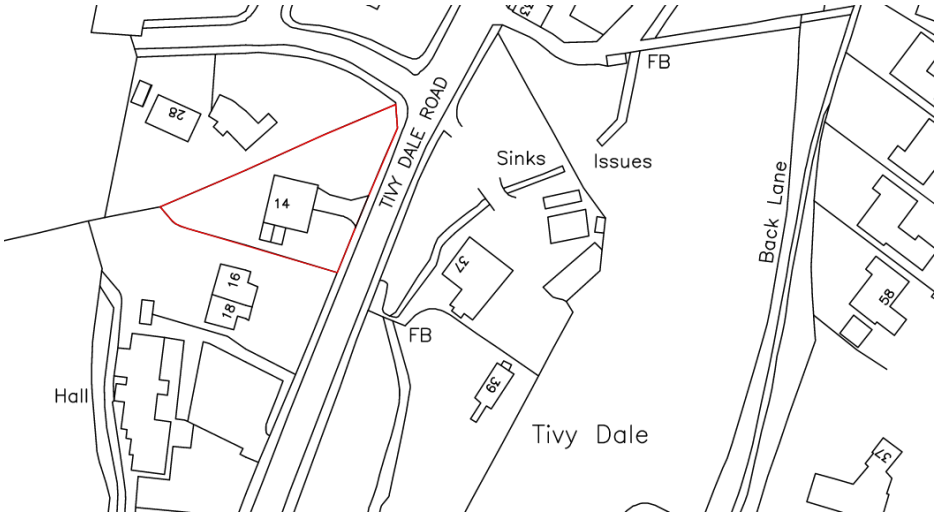
Applicant: Mrs Tracy Deacon

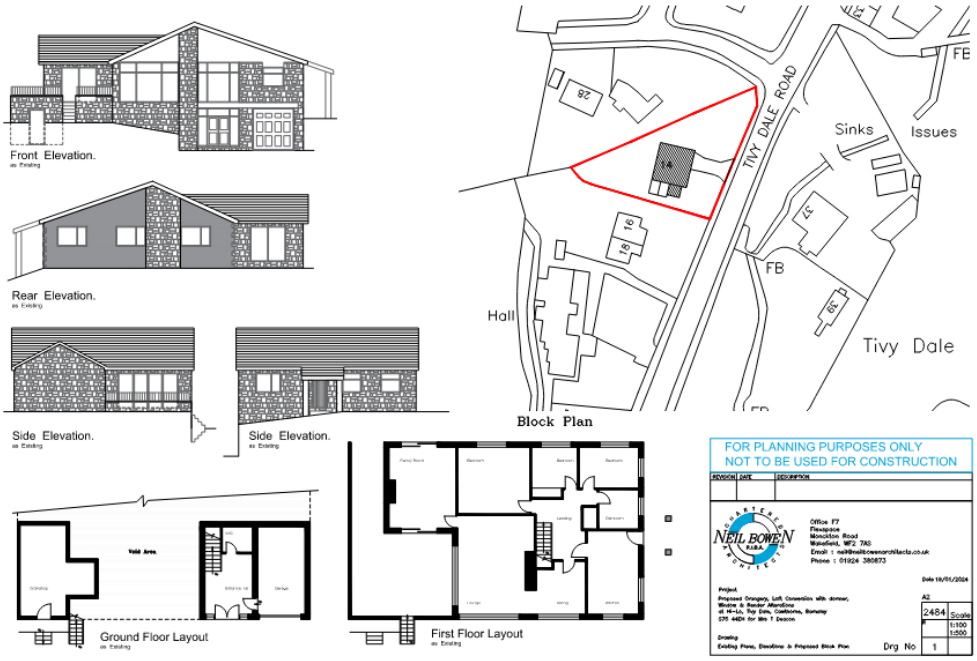
Development: Erection of single storey orangery to side, loft conversion with dormer, and window, door and render alterations to 2 storey detached dwelling.

Address: Hi Lo, 14 Tivy Dale, Cawthorne, Barnsley, S75 4EH

Site Location & Description

Hi Lo, is a detached dwelling located on the corner of Tivy Dale and Tivy Dale Drive in Cawthorne. The property is a large stone-built bungalow with an integral garage, and workshop at lower ground floor level which is due to the sloping landform to the east. The property is built higher than the road with rear gardens and Cannon Hall Gardens located beyond the rear boundary. The property has off street parking at the front of the dwelling in the form of a large sloping driveway leading to the integral garage. There are a number of large shrubs within the front garden area which obscure the side elevation from view. The main part of the dwelling consists of four bedrooms, a kitchen/ diner and two sitting rooms. Constructed with sandstone and render the property design is not typical of the surrounding conservation area nor the local historic buildings. The property has a slack sloping pitched roof, a single storey side extension and has large landscape square glazing along the front elevation. The rear of the property encompasses more render.

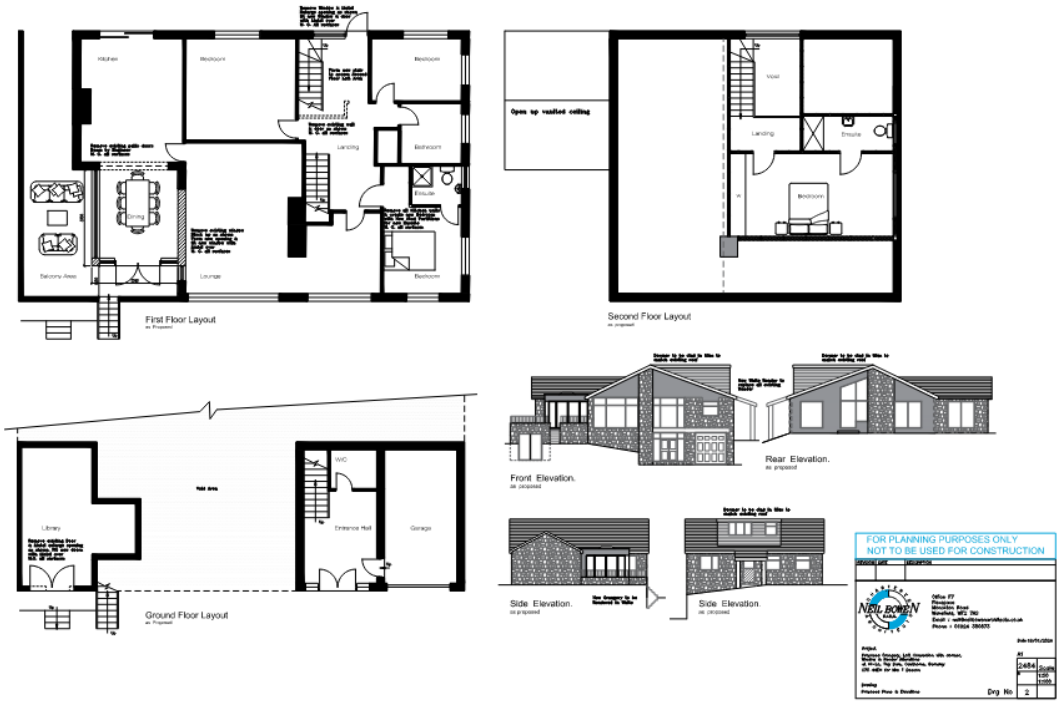




Proposed Development

The proposal is to erect a small side extension/ orangery to the property located in front of the existing side extension. The extension will measure 3.345m x 3.730m, have glazed patio doors and glazing facing forward and a large, glazed elevation facing towards the blank elevation of No. 16. The extension will be constructed in sandstone and render to match the existing property and has been designed with a flat roof.

The proposal also seeks permission for a side flat roofed dormer on the opposite side of the property facing Tivy Dale Drive. The dormer will project from the apex 6.62m and measure 4.93m in width, 2.09m in height and is set back from the eaves by approximately 5m. The proposal will be clad in matching roof tiles.



Relevant History

B/85/0142/PR Erection of dwelling
B/89/1286/PR Erection of conservatory

Policy Context

Planning decision should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

<u>NPPF</u>

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 places - The Government attaches significant importance to the design of the built environment. 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.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces, and wider area development schemes.

Within section 12, paragraph 139 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Paragraph 212 states that Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development
Policy GD1: General Development
Policy GB1: Green Belt
Policy T4: New Development and Highway Improvement
Policy HE1: The Historical Environment
Policy D1: High quality design and place making.

Cawthorne Neighbourhood Development Plan

SPD

Supplementary Planning Document - House Extensions
Supplementary Planning Document – Parking
Supplementary Planning Document – Cawthorne Design Statement

These policies are considered to reflect the Principles in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Parish Council - No objections received.

Tree Officer – No objections

Conservation Officer – No objections

Historic England – No comments

Representations

None

Assessment

Principle of development

The site falls within the urban fabric which has no specific land allocation; however the site and immediate surrounding area is made up principally of housing. Extensions, alterations to residential properties and the erection of domestic outbuildings are considered acceptable in these areas where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety.

The site is situated within the Cawthorne Conservation Area, the impact of this is addressed within this report.

Residential Amenity

The side extension is located directly adjacent to No. 16 Tivy Dale. The proposal faces the blank elevation and when viewed along with the existing boundary treatment and vegetation the proposal is not expected to cause any excessive overlooking to this property.

The side and front gardens of the host property is densely covered by trees, shrubs and vegetation which restricts views to and from the site. The side dormer will face Tivy Dale Drive and towards the front garden area of 30 Tivy Dale Drive which is located beyond the side boundary. Due to the extensive tree and shrubbery coverage within the side garden of the host property and along the shared boundary and also due to the orientation of the neighbouring property the proposed side dormer is not expected to cause any loss of amenity currently valued by the neighbouring property. The proposed development is therefore in compliance with local Plan Policy GD1 and the SPD for House Extensions and is considered to be acceptable in terms of residential amenity.

Visual Amenity and impact to Conservation Area

Although the property sits at a higher level to the road, it is set back and the side elevation adjacent to 16 Tivy Dale is well screened by shrubs and bushes as is the adjacent side garden located on the corner with Tivy Dale Drive. The conservation officer states that despite the use of sandstone, the design of the property is considered neutral in terms of its contribution to the group value of the conservation area. The property is neither historically typical in style nor is the design harmful within this setting. The application seeks permission to add a glazed flat roofed extension with a roof lantern in the southeast corner of the building adjacent to the existing lounge / family room. Internally, a central bedroom is altered to a stair well to allow access to a new flat roofed dormer at first floor serving a new master bedroom. Externally, the main changes are the glazed orangery, the dormer, and some alterations to fenestration to the rear.

The flat roofed orangery although not typically acceptable on the front/ side elevation fits the overall aesthetic of the host property, taking into account the existing large horizontal glazing on the front elevation. Along with the matching stone and render materials the design of the orangery reflects the design of the existing property in terms of style and detailing in line with SPD policy.

Given the low level of contribution to the conservation area setting allied to the relatively restrained changes proposed it is concluded that the design is not expected to appear incongruous within the street scene and surrounding Conservation Area. SPD: House Extensions states that the design of a dormer window should reflect the age and appearance of the existing building. The flat roofed dormer window is more modern in design, will be clad in matching roof tiles and reflects the style and detailing of the host property.

The proposed extensions are small scale and will complement the existing property whilst ensuring the existing character of the dwelling remains, in accordance with the SPD. Furthermore, the proposed

materials are corresponding and are acceptable in terms of visual amenity in accordance with policy D1 and HE1 of the Local Plan, SPD: House Extensions and the Cawthorne Village Design Statement.

Highway Safety

The dwelling is set back from Tivy Dale and the existing parking facilities are to remain unchanged. The proposed development is in compliance with Local Plan Policy T4 and is considered to be acceptable in terms of highways safety.

Recommendation

Approve