

**Application Reference:** 2026/0176

**Site Address:** 10 Tivy Dale Close, Cawthorne, Barnsley, S75 4ER

**Introduction:** This application seeks full planning permission for the conversion of integrated garage to habitable space, erection of front porch, erection of single detached garage to side, install of dropped kerb, alterations to front landscaping, removal of side door and install of rear door, install of new render to property, changes to both dormer's material and changes to various windows of the dwelling.

**Relevant Site Characteristics:**

The detached buff brick, dormer style bungalow features a prominent flat roof front dormer on what may be a side extension, along with a less prominent side elevation. Set with a wedge-shaped corner style plot at the junction of Tivy Dale close and St. Julians way; the dwelling benefits from a larger front and side curtilage but a modest sized rear garden. The plot features a slight incline from the highway towards the rear garden.



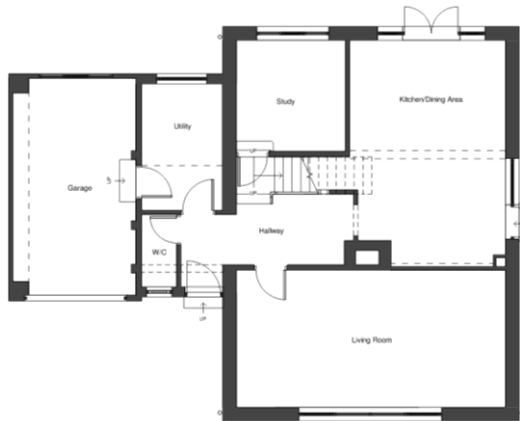
**Site History**

Application	Description	Status
2025/0814	2 storey side extension (including conversion of existing integrated garage to habitable space), erection of detached garage, alterations to landscaping to front and removal of side door and window to dwelling	Approved
B/82/1375/PR	Extension to dwelling	Approved
B/77/0292/PR	Unknown	Unknown
B/76/2324/PR	Conversion of private garage to form part of dwelling and erection of a new private garage	Unknown

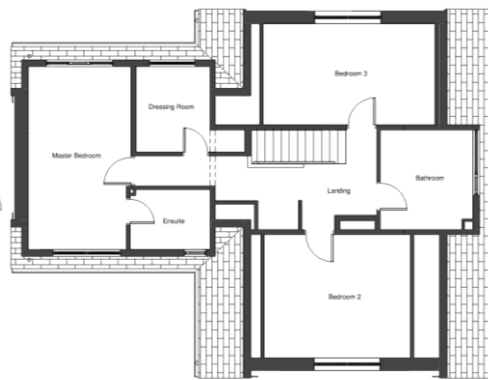
**Detailed description of Proposed Works**

The proposal is for a revised version of previously approved application 2025/0814. The proposal is reduced in scale but still proposes significant visual changes including a small ground floor front extension, conversion of the integrated garage, refurbishment of existing dormers, and replacement windows and doors across the dwelling. Rendering of the whole dwelling is also proposed, along with a detached garage, new hardstanding in the front garden, and a dropped Kerb.

# Existing and Proposed Floor Plans and Elevations of House and Garage



Ground Floor Level  
Scale: 1:50



First Floor Level  
Scale: 1:50



North Elevation  
Scale: 1:50



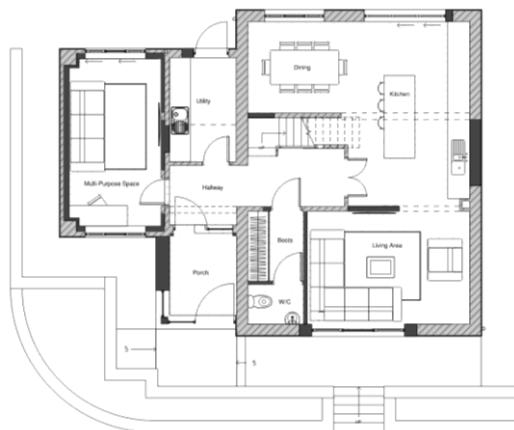
East Elevation  
Scale: 1:50



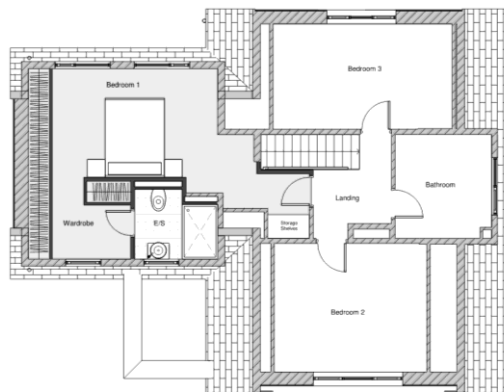
South Elevation  
Scale: 1:50



West Elevation  
Scale: 1:50



Ground Floor Level  
Scale: 1:50



First Floor Level  
Scale: 1:50



## 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

### 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

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
- Parking

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

### **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.

No comments have been received

Parish Council: No comments or objections have been 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

### Scale, Design and Impact on the Character

Excluding the modest sized rear garden, the dwelling's current scale sits comfortably within its curtilage and the overall street scene, but somewhat in isolation from its adjacent neighbours. The bungalow of No.8 is separated by a high hedge which encloses it, whilst the two-story house of No.2 St Julians Way, which as with No.8 shares a similar height with the application dwelling, features its side, rather than front elevation as the most prominent feature visible next to the application dwelling.

Unlike the recently approved application, the proposal would not increase the height of the roof. Whilst the increase was approved, due to no significant harm to the scale of design of the dwelling; in maintaining the height of the original roof, there would be no impact the scale of dwelling, and little or no direct impact to the design or character of the dwelling,

With an existing footprint of approximately 95sqm, the previously approved front and side wraparound extension of approximately 21sqm was considered proportionate in scale to the existing dwelling. With the proposed extension now being just a ground floor, front extension, with an approximate footprint of 6.5 sqm and front projection of 2.8m, there would be little or no impact on the scale of the dwelling, especially with the extension still set back from a significant section of the front elevation.

In addition to the side extension, a proposed garage would be located between the side elevation of the dwelling and the relatively high hedgerow boundary treatment, which was confirmed in the previous application as being retained, and shown on this applications' proposed plans. The hedge runs alongside, and behind the garage, following the side and rear boundary line of the plot. The garage would have approximate measurements of 3.78sqm x 5.87sqm, with a footprint of 19 sqm. Due to difference in ground level, the garage may be over 4m high on certain elevations but not over 4m from the highest ground level adjacent to the garage. Being constructed of brick, render and roof tiles similar to the proposed finish of the dwellinghouse, and with good screening from the existing hedgerow, the garage would only have limited impact within the plot, and broader street scene.

The existing dwelling features multiple flat roofed dormers with most, if not all being original features of the dwelling. Whilst the previous proposal sought to increase the size and partially relocate the dormers, the current proposal appears to refurbish them, with only a marginal increase in size. The dwelling also features an integrated garage, this would be converted to habitable living space, with the garage door being replaced with a window to match the proposed re-design of the dwelling.

The most significant change to the design and character of the dwelling, more notable than the modest sized extension is the overall re-design of the dwelling, particularly its prominent front elevation. Whilst currently sharing common materials with most nearby dwellings, as noted in the previously approved application, it would have been difficult to refuse the proposed rendering of the dwelling, in white. The neighbouring dwelling of No.8, which is the most similar dwelling to the application dwelling has already been completely rendered in white, along with a significant amount of white render on the much larger dwelling of No.6.

As again noted previously, there was concern over the number of glazed panels and brick terrace proposed for the front elevation. However, there are lots of examples of dwellings within the street scene which feature large amounts of glazing. Equally, whilst most noticeably dwellings No.2 through to No.6 feature varying forms of front terraces, No.8 also features a stepped terrace of grass and planting leading up their elevated front elevation.

Whilst many of the window openings, which would not be removed or replaced by doors, would remain broadly the same size, the proposed frames would be of a new design across the dwelling, including within the dormers. Definitive material choices and colours for the proposed doors, windows, and dormers have not been confirmed; as with the previous application, if approved. A condition would be added to the decision notice, requiring the written approval for the final material and colour choices for windows and dormers.

On balance, the overall proposal would be considered to have a modest impact on the scale, design and character of the dwelling. Whilst there are a number of changes to the house, given the mix of house type and designs in the near locality, and the reduces sale of the proposal, it would not be considered enough of an impact for the proposal not to comply with local policies D1 and GD1. This carries moderate weight in favour of the proposal.

#### Impact on Neighbouring Amenity

There have been no comments or objections regarding this current proposal. With no increase in roof height, no repositioning of the dormers, only the windows within, and no side extension proposed within this revised proposal; it is considered unlikely that the proposal would have a negative impact on the amenity of neighbouring dwellings.

Despite a reduction in scale, the proposal would still have an undeniable impact upon the visual amenity of the street but as noted in the relevant section above, this would not be enough of an impact for the proposal not to be compliant with local policy. Likewise, the visual impact of the proposal, whilst notable, would not have any significant harm on neighbouring dwellings, particularly their outlook.

Beyond the aesthetic improvements, and marginal alterations to the size of the dormers, the only proposed extension to the dwellinghouse is the small front extension, which along with the terrace would have no negative impact on neighbouring dwellings. The detached garage, as with the previous proposed works has already been approved and would have a limited impact on the amenity of neighbouring dwellings.

There are no new windows proposed on the first floor of the dwelling, but windows in all three dormers are proposed to be replaced, with windows in the front and rear dormers being repositioned and resized. There would be no impact arising from these changes on the front elevation. For the rear elevation, despite an increase and reposition of the existing windows, the actual glazing has only increased by approximately 0.04 sqm. With the dormers themselves being original, and with the side elevation of the rear neighbour dwelling facing the rear elevation of the application dwelling, the impact of the refurbished dormer would be considered as limited.

Overall, the proposals would be considered as having a limited impact on residential amenity. The proposal would therefore be compliant with local policies D1 and GD1 which carries moderate weight in favour of the proposal.

#### Highways

An existing integrated garage of a size not adequate to be considered as official parking provision is proposed to be replaced by a detached garage, also of an inadequate size to be considered as official parking provision. However, there is a proposal for large scale hard surfacing of the front garden, which would provide adequate parking provision. New access into the curtilage from the highways is also proposed. As the highway is not a classified road, this would just require separate licence from street works. With the proposed access being similar to what is featured at other dwellings, subject to the correct licence being obtained, there would not be any impact upon 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**

*It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.*

#### **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.**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

**Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.**

2. The development hereby approved shall be carried out strictly in accordance with the plans

- Existing Location and Site Plan 3363-CDA-00-SP-DR-A-0001 Rev B
- Proposed Location and Site Plan 3363-CDA-00-SP-DR-A-0400 REV C
- Existing Floor Plans 3363-CDA-00-SP-DR-A-0100
- Existing Elevations 3363-CDA-00-SP-DR-A-0200 Rev A
- Proposed Floor Plans CDA -A-00401 Rev D
- Proposed Elevations 3363-CDA-00-XX-DR-A-00402 Rev B
- Proposed Garage Floor Plan and Elevations - 3363-CDA-00-ZZ-DR-A-00403 Rev B
- Proposed Street Scene 3363-CDA-00-XX-DR-A-0404 Rev A

and specifications as approved unless required by any other conditions in this permission.

**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.**

3. Upon commencement of development, details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details

**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making**

1. The development hereby approved includes the creation of/carrying out of alterations to vehicular access (es). You are advised that before undertaking work on the adopted highway you will require a Section 184 licence from the Highway Authority. The works shall be to the specification and constructed to the satisfaction of the Highway Authority. Fees are payable for the approval of the highway details, and inspection of the works. Further information and an application form are available on the BMBC website

at <https://www.barnsley.gov.uk/services/roads-travel-and-parking/parking/dropped-kerbs/> or please contact at email [Streetworks@barnsley.gov.uk](mailto:Streetworks@barnsley.gov.uk) or call to 01226 773555.

2. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner. If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner