
2023/0616

Applicant: Mrs C Bottomley

Address: 31 Tivy Dale, Cawthorne, Barnsley, S75 4EJ

Description: Single story rear extension with conservation rooflights installed to main roof

Neighbour Representations:

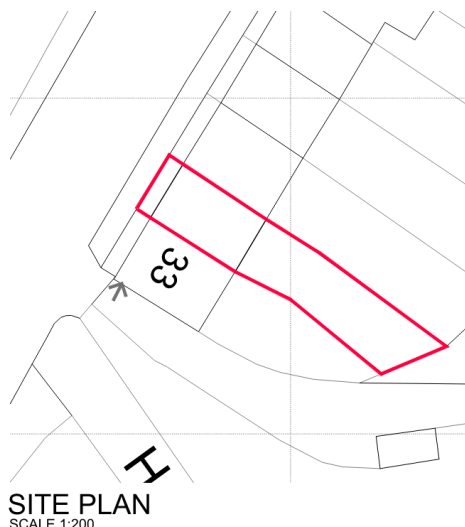
One consulted neighbour provided comments/objection to the amended plans.

(Two neighbour objections and a conservation officer objection were made to the original plans, which have been superseded with revised plans in response to these comments)

Site Description:

The site is located within the Cawthorne Conservation area, which covers much of the centre Cawthorne, a small village towards the northwestern boundary of the borough and borders Cannon Hall Country Park. Specifically, the application dwelling is located on Tivy Dale, a busy road running through the village which features a combination of old and new dwellings of various styles and sizes. The dwelling itself is part of a terrace block consisting of six unlisted but historic cottages adjacent to the private road of Hall View. Between the terrace and Hall view is a public footpath (track), which runs to the side of and behind the terrace, allowing access to the rear of the terraces and beyond.

The dwelling itself is a mid-terrace, located next to No. 33, the end terrace located next to the public right of way, which passes by its side elevation and to the rear of the terrace block. Constructed of red brick with a first-floor render, and a red tiled roof. The dwelling from the front elevation appears as a two-storey dwelling, the rear elevation alludes to the three-storey nature of the dwelling with a partial subterranean level. Internally the lower ground floor consists of a storeroom and utility room, whilst a kitchen and lounge are on the ground floor, three bedrooms and a bathroom occupy the first floor and the loft space is currently unused. There is a small cottage style garden to the rear of the dwelling.



Relevant History: None

Proposed:

The amended plans propose a small single-story, ground floor rear extension, constructed of red brick with a flat roof and rear bi-fold doors. A stone lintel would be situated above the bi-fold doors, to assist in matching the original window features. The roof is a flat roof with a centre skylight/lantern. The walls of the extension are higher than the roof, creating a parapet with stone coping. A new patio, steps, and additional small rear wall would also be created within the garden, along with the possible relocation of a manhole (sewer) cover, but this would be relocated within the confines of the site area. Two new roof lights on the rear roof slope of the original dwelling, to accompany an internal loft conversion are also proposed.

The measurements for the extension would be:

Maximum height (to top of parapet): 3m.

(Eaves) Height to Below Stone Coping: 2.96m

Width: 3.78m

Projection: 3m

Existing and Plans & Elevations



The architectural drawings illustrate a proposed extension and renovation for a two-story house. The drawings include:

- REAR ELEVATION (SCALE 1:50):** Shows the rear facade with a new extension highlighted in red. Key features include:
 - HELIX CONSERVATION ROOF LIGHTS 780X1400 (INSTALL FLUSH TO ROOF) on the upper level.
 - BRICKWORK (RED) and STONE CORNING on the lower level.
 - STONE LINTLS and BRICKWORK TO MATCH EXISTING on the lower level.
 - PROVIDE NEW DRAINAGE TO NEW POWERED LOUSE & FORM NEW PATIO (PATIO AREA) on the lower level.
 - REDUCE GROUND LEVEL & FORM NEW PATIO (PATIO AREA) on the lower level.
- TYPICAL SECTION (SCALE 1:50):** A cross-section showing the internal structure and roof profile. Key features include:
 - HELIX CONSERVATION ROOF LIGHT 780X1400 (INSTALL FLUSH TO ROOF) on the roof.
 - STAIRS (ST) and BED1, BED2, BATH, LOUNGE, KITCHEN, STORE, DINING, and NEW PATIO.
 - NEW EXTENSION on the right side.
- GROUND FLOOR PLAN (SCALE 1:50):** Shows the layout of the ground floor. Key features include:
 - LOUNGE, STAIRS (ST), HALL, and NEW WOOD BURNER.
 - REMOVE EXISTING CHIMNEY and REMOVE EXISTING WALL.
 - NEW PARTITION and NEW DOOR.
- FIRST FLOOR PLAN ALT1 (SCALE 1:50):** Shows an alternative layout for the first floor. Key features include:
 - BED3, BATH, STAIRS (ST), BED2, and NEW DOOR.
 - REMOVE EXISTING CHIMNEY and NEW DOOR.
- ATTIC PLAN (SCALE 1:50):** Shows the layout of the attic. Key features include:
 - HELIX CONSERVATION ROOF LIGHTS 780X1400 (INSTALL FLUSH TO ROOF) on the roof.
 - BED1 and STORE.

Conservation Area: Yes

Cawthorne Parish Council – Further clarification was requested but no comments received.

Publicity:

Two site notices were posted in total, one for the initial proposed plans, and a second for the amended proposal. Equally two notices in total, were published in the Barnsley Chronicle.

Representatives:

Letters for both the original proposal and subsequent amended plans were sent out to nearby addresses. For the original proposal, the design and impact of the proposal was of concern to two consulted neighbours. The comments have been addressed in revised plans and are no longer relevant to the amended proposal.

Regarding the amended proposal, only one objection was received from one of the original objectors. Their second letter of concern was in relation to development within a conservation area and it changing their outlook.

Policy Context

Planning decisions should be made in accordance with the development 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 Local Plan was adopted in January 2019 and is also 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 and are a material consideration in the decision-making process. The Local Plan review was approved at the full Council meeting on 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.

NPPF

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 130 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.

Local Plan

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

GD1 - General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

SD1: Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

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

T4 – New Development & Highway Safety: New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

HE1 The 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

Assessment

Principle

Proposals to extend properties are acceptable in principle subject to the assessment of impacts on residential amenity, visual amenity, highways safety, and, in this case, the impacts on the Conservation Area.

Residential Amenity

The principal aspect of the proposal, the extension may have met the requirements of Permitted Development, but the agent and applicant have cooperated with to ensure a sympathetic extension has been created which is deemed acceptable by the conservation officer. Additionally homeowners are allowed to extend and make amendments their home, particularly where, as in this instance there is minimal effect upon the neighbouring dwellings or local area. In contrast to part of a neighbour's complaint, overshadowing would be minimal with no impact on privacy to residents to either the side of the dwelling, and no dwellings to the rear of the applicant's dwelling.

In the first complaints from a consulted neighbour, they were concerned about the relocation of a manhole (sewer) access cover on to their land. It has been confirmed and indicated on the amended plans that the relocation of the manhole would be within the curtilage of the applicant dwelling. The complaint from an additional neighbour was in relation to the initial plans and was not relevant to the amended plans.

Visual Amenity

The proposals will undoubtedly have an influence upon the terrace block and although at the rear may be seen by people passing by on the public footpath. This was also highlighted by the neighbour comment on the impact within a conservation area. However, in mitigation, firstly the proposals are very modest and overall sympathetic to the area and have received no objection from the conservation officer, in relation to the amended plans. The applicant's proposal, for the extension and rooflights to main roof, is a vis not considered to be of detriment to the character of the Conservation Area

Highway Safety

Whilst the site does not appear to have any off-street parking provision, the proposal does not affect access to or around the dwelling and no increase in bedroom numbers are proposed. Therefore highway safety is not impacted.

Policy HE1 The Historic Environment

As discussed within residential and visual amenity, along with the consultation from The Conservation Officer above, whilst it is noted there would be an impact upon the Terrace, which is in a conservation area, the impact is not significant enough to warrant refusal and is considered acceptable by the conservation officer. Although visible from the rear, the most prominently visible aspect of the terrace, its front elevation remains unchanged by this proposal.

Although the development is located within a conservation area, this does not exclude development but ensures that any proposed development is thoroughly scrutinised to be in compliance with local and national policies and that the development is considerate to the conservation area.

Summery

The plans have received approval of the conservation officer and meet local policies D1, GD1, SD1, HE1, T4 and SPD guidelines set out in House Extensions and Other Domestic Alterations.

Recommendation: Approve with conditions