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2021/0772

Mr Stuart Moran

Erection of single storey extension and rendering of property

8 Tivy Dale Close, Cawthorne, Barnsley

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## Background

94/1326 – Single storey rear extensions – Approved

02/0291 – First Floor Extension – Approved

02/1769 – Front and side extensions – Approved

## Description

The dwelling is a brick built, hipped roofed detached bungalow. The property has a side attached garage and is well screened to the front due to a hedge which runs along the front boundary. The dwelling is set on a street scene of two storey and single storey properties constructed of brick and stone. The adjacent dwelling number 6 has been recently redeveloped and features rendered elements as can be seen on the photographs below.



Adjacent dwelling number 6

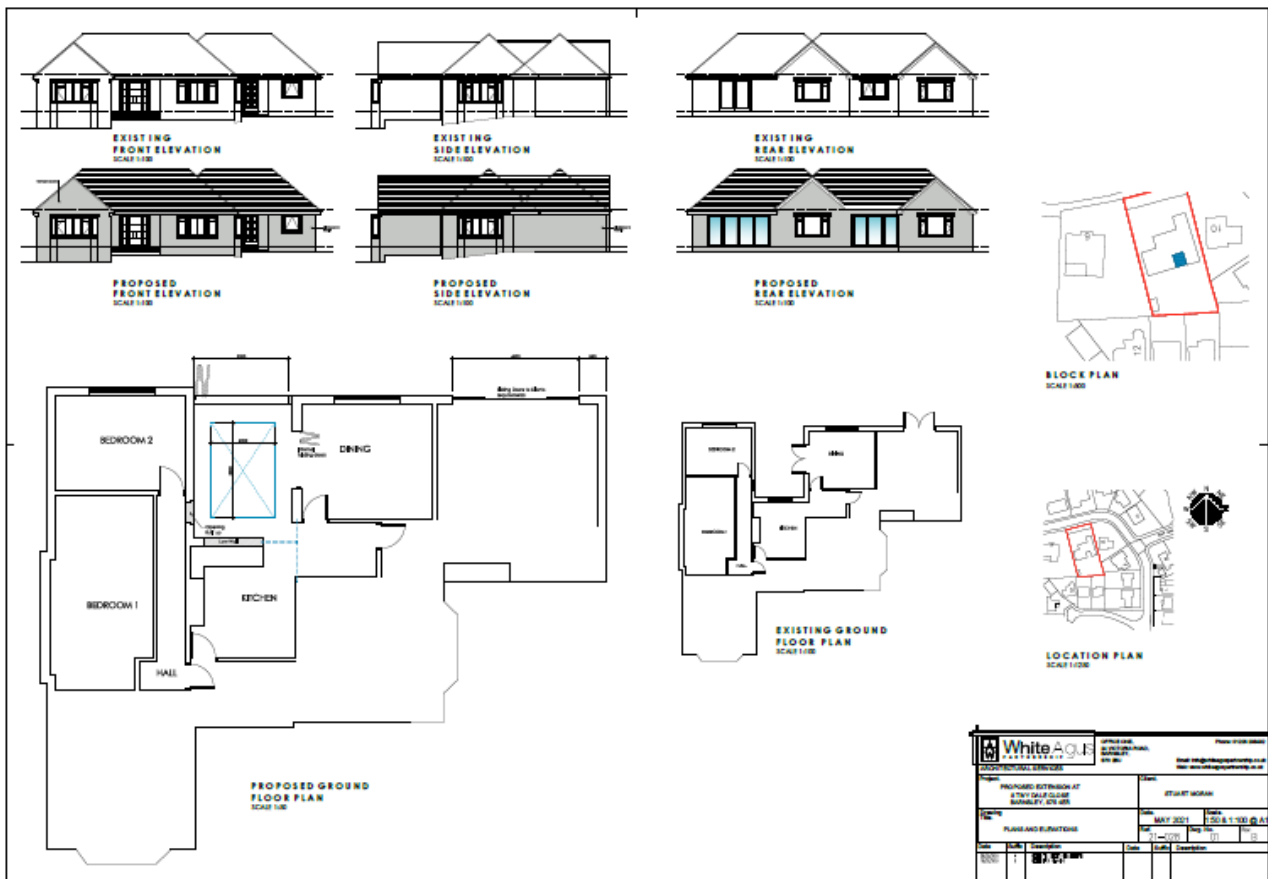




## Proposed Development

The proposal involves the erection of a single storey extension to the dwelling and rendering of property. The proposed extension measures approximately 4.5m in projection by 3m. The extension would fill in an area between two projecting elements of the property and would include a flat roof and roof lantern.

The plans have been amended during the course of the application to reduce the amount of render proposed to the front elevation. The proposal now includes render to the front of the existing property and the retention of the brick to the side extension and the brick plinth of the existing property. The render would be continued to the rear and would be an off-white colour.



## Policy Context

Planning decision 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 new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough.

### Local Plan

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

#### Policy 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. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

#### 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.

#### Supplementary Planning Document: House Extensions and Other Domestic Alterations

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.

#### Supplementary Planning Document – Cawthorne Design Statement

##### Building Materials and Prevalent Styles of Architecture

##### Stone and Brick

Historically, the stone used in the buildings of Cawthorne was locally quarried sandstone. This stone is generally not a coarse gritstone, but is a finer grey sandstone (often referred to as Delph) with orange veins caused by the presence of iron. Some of the old houses and particularly their outhouses were partially built of locally made red rustic brick and these have become an acceptable part of the village vernacular. Although stone is preferred for new build, this rustic brick can (if well matched) be an occasional complementary variation to the use of stone in the Conservation Area.

Wherever stone remains in reasonable condition it should be retained.

Where stone has to be replaced or where new development is proposed coursed 'Delph' sandstone should be used. Coursing of 150mm and above should be avoided as should the use of the coarse gritstone (typical of more upland areas) as this is not typical to the village.

## New Development

New development should endeavour to reflect the existing mix of properties. It should blend in and enhance the village being sympathetic in design layout and appearance. Existing views of the village, both looking out and into the village should be protected. Any infill development or lateral extensions to existing buildings should maintain significant gaps which provide views into and out of the village.

### Cawthorne Neighbourhood Development Plan – Adopted July 2021

#### Policy C1 Protecting Local Landscape Character

The location, design and layout of new development should respond positively to Cawthorne Parish's local landscape character as set out in the Barnsley Borough Landscape Character Assessment and regard should be had to Barnsley Local Plan Policies D1 Design, BI01 Biodiversity and Geodiversity and the Cawthorne Village Design Statement adopted Supplementary Planning Document.

Development proposals should be designed to minimise any adverse visual impacts on the identified Locally Important Views shown on Map 2A and Map 2B, and the Key Views into and within the conservation area as shown on Map 1 Spatial Analysis of the Conservation Area Appraisal, and reproduced as Map 2C.

Where a development proposal impacts on an identified Locally Important View or Key View, a Landscape and Visual Impact Assessment or similar study should be carried out to ensure that scheme is designed and sited sensitively and appropriately.

In the wider rural area, new farm buildings should be designed and sited to blend into the landscape and when appropriate screened by planting of native trees and shrubs. The uses of materials for agricultural buildings that are visually complementary to the rural landscape setting are encouraged. Dark brown or grey-green roofing, lighter brown or timber cladding and if possible stone coloured block work should be encouraged. Buildings shall not be clad or have a roof treatment in materials which are highly reflective or in bright intrusive colours.

Proposals which affect Cannon Hall and Cannon Hall registered park and garden should protect their features and setting. In particular drystone walls and hedgerows shall be protected and retained when possible. Planting shall be in native species and not include fast growing conifers such as Leylandii

#### **Consultations**

Cawthorne Parish Council - Cawthorne Parish Council has no objection to the erection of a single storey extension but does object to the rendering of the property.

None of the dwellings in the vicinity are rendered. The rendering of this property will spoil the street scene. As it is, brick construction, it blends in with its neighbouring properties. Rendering will make it not so.

Conservation Officer – Confirms that the property is not sited in the Conservation Area. In this location the proposed render is not harmful but suggests reduction in amount of render.

#### **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 site is situated outside of the Cawthorne Conservation Area.

### Residential Amenity

The proposed single storey rear extension would fill in a gap between two existing rear projecting extensions and would not cause any significant impact to the amenity of adjacent residents. The site is well screened, and the proposal would not cause any overlooking or overshadowing impact. The proposal is acceptable in terms of residential amenity in accordance with the House Extension SPD.

### Visual Amenity

The proposal includes the rendering of the existing dwelling and the proposed rear extension. The SPD House extensions states that 'Materials should normally be of the same size, colour and texture as to the existing house or as close a match as possible.' In addition policy D1 of the Local Plan states:- '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.'

The Cawthorne Neighbourhood Development Plan and the Cawthorne Village Design SPD do not have any particular policies which relate to the rendering of existing dwellings. The SPD states that 'new development should endeavour to reflect the existing mix of properties. It should blend in and enhance the village being sympathetic in design layout and appearance.'

In this instance the dwelling is a detached red brick built dwelling, set on a street scene which contains different styles of properties, some of which are brick and some which are stone built. The applicant was proposing to render the whole property and the proposed extension. The Parish Council have raised concerns and have stated that none of the other dwellings in the vicinity are rendered.

In terms of the street scene, render can be seen on the adjacent dwelling, number 6 which has been recently redeveloped. In addition, there is render at the end of Tivy Dale Close, with number 3 Tivy Dale (shown on the photograph below). The properties do have some brick and stone elements, therefore amended plans have been requested from the agent in order to reduce the amount of render proposed to the front elevation. The plans now show that the side attached garage would remain brick and a brick plinth would remain. The remainder of the property would be rendered in an off white colour to match the adjacent dwelling.

There is no objection to the amended proposal given that there is render within the street scene. In addition, as can be seen on the photographs above, the main body of the property is well screened from Tivy Dale Close due to a hedge along the front boundary and the side garage would remain brick in order to break up the render proposed, therefore any impact is reduced. The proposal is therefore considered acceptable in terms of visual amenity in accordance with the SPD's, the Cawthorne NDP and Local Plan Policy D1.



Other rendered properties within the street scene

**Recommendation**

**Approve with conditions**