

Application Reference: 2026/0217

Site Address: Cawthorne Old Barn, Brook Houses Taylor Hill, Cawthorne, Barnsley, S75 4EZ

Introduction: The proposal is for the erection of 1st floor side extension and front extension with rooflights to the front and rear.

Relevant Site Characteristics:

The property is an old stone barn with an attached coal shed located to the rear of Brook Houses just off Tivy Dale. The barn was previously used as a brownie/scout hut, and has been converted into 1 dwelling with a single storey lean to extension to the side. The site lies within the Cawthorne Conservation Area, and is set adjacent to the Cawthorne Primary school.

The site is well screened with mature trees and fencing along the rear boundary and hedges along the side boundary with the school. The site is accessed just of Tivy Dale along a shared driveway with the terraced cottages of Brook Houses. The property has a detached stone built garage and outbuilding within its curtilage.

Site History

2008/1352 - Conversion of brownie/scout hut into dwelling – Approved with a condition removing Permitted Development Rights.

2008/1163 - Amendment to previously approved planning application 2008/1352 - Conversion of brownie/scout hut into dwelling including raising the roof to enable rooms within the roofspace – Approved with a condition removing Permitted Development Rights.

2009/1481 – Erection of detached garage – approved with conditions

2011/0460 - Installation of solar panels to roof of side extension to dwelling. – approved with conditions

2011/0808 - Erection of single storey side extension to dwelling – approved with conditions

2013/0501 – Erection of detached single storey garden store – Approved with conditions

2013/1061 - Erection of a first floor side extension to dwelling – Approved with conditions

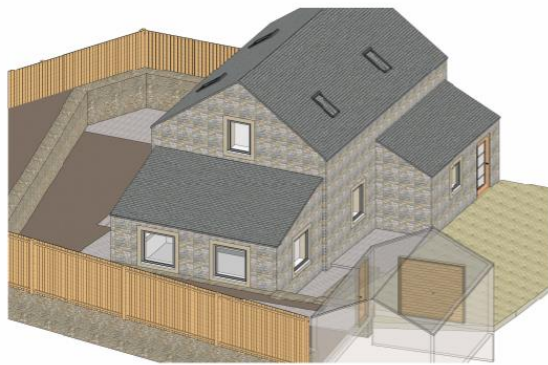


2013/1061 Approved plans, however the extension has not been constructed

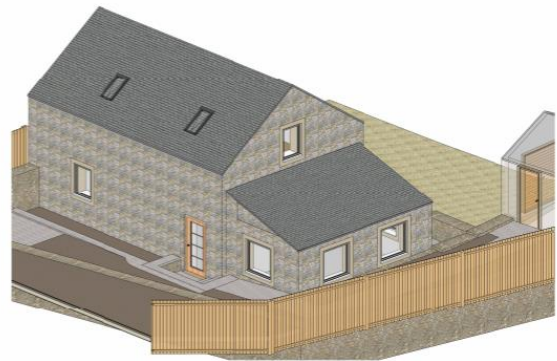
Description of Proposed Works

The proposal involves the erection of 1st floor side extension and front extension with rooflights to the front and rear. The proposal would provide an additional bedroom at first floor and staircase and access at ground floor level. The extension has been designed with a lowered roofline and a catslide roof to the 1st floor element which extends to the front, along with a single storey front extension.

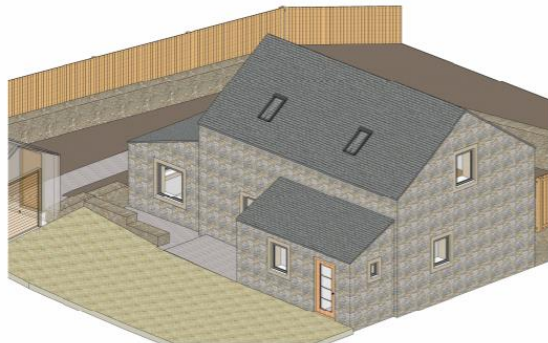
The proposal has been amended during the course of the application and a catslide roof now proposed with the removal of the previously proposed balcony in place of velux conservation Juliet style rooflights.



① Existing 3D View 1



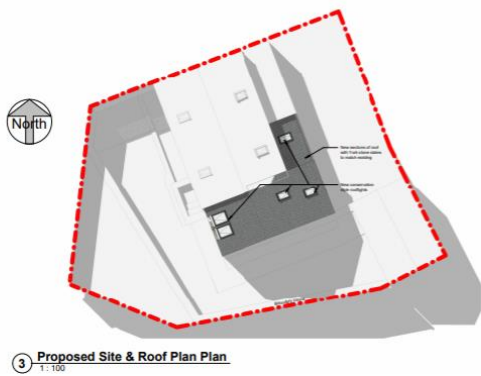
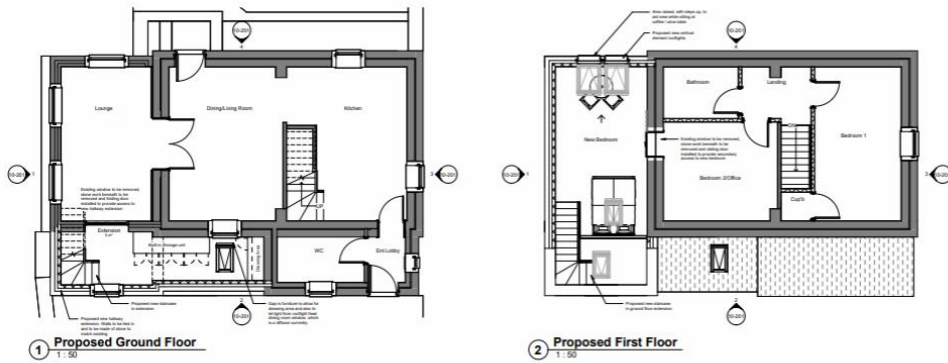
② Existing 3D View 2



③ Existing 3D View 3

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Case No.	
Applicant	
Applicant Address	
Applicant Contact	
Applicant Email	
Applicant Phone	
Applicant Fax	
Applicant Postcode	
Applicant County	
Applicant Town/Village	
Applicant Street	
Applicant Plot No.	
Applicant Plot Area	
Applicant Plot No.	
Applicant Plot Area	
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Existing 3D Views



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Proposed floor plans

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
- Policy HE1: The Historic Environment
- Policy HE3: Developments Affecting Historic Buildings

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

Section 16 – Conserving and enhancing the Historic Environment

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
- Barn Conversions
- Cawthorne Village Design Statement

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

Cawthorne Village NDP

Section 4.3 Design and Heritage

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. A site notice and press notice have also been posted.

Cawthorne Parish Council – No comments received

Conservation Officer – No objection to amended plans and suggests conditions

Neighbour consultations - 1 Objection has been received to the original submission:-

- Design is not in keeping
- Overdevelopment of site
- Overlooking of garden and home from balcony
- The previous application was sympathetic, this proposal is not

A re-consultation has taken place with the amended plans and no comments have been received in response.

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.

The property is also set within the Cawthorne Conservation Area, therefore the proposal must preserve/enhance the Conservation Area in accordance with policy HE1 of the Local Plan. These aspects are considered below.

Scale, Design and Impact on the Character of the Conservation Area

The site lies within the Cawthorne Conservation Area, which was designated in 1970 for its special historic and architectural interest. The building is a former barn that appears on the Ordnance Survey mapping of 1850 but is probably earlier in date. It is built in stone with a stone slate roof and was converted to residential use following approval of planning permission in 2008. The building has received several subsequent permissions to extend as well as permission for a detached garage and garden store between 2009 and 2013. However, the removal of the original northern ground floor lean-to never appears to have been covered by a permission. Even so, despite the conversion to residential and subsequent alterations, the building continues to display the simple form, traditional materials and restrained vernacular appearance characteristic of historic barns within Cawthorne.

The original proposal included a first-floor side extension and two-storey front extension and balcony and these were considered unacceptable by the Conservation Officer. The changes

originally proposed would have resulted in an alteration that was unsympathetic to the character of the converted barn

The Cawthorne Village Design Statement highlights that new development and incremental changes to existing properties have the potential to erode the character of the village if not carefully managed. The document emphasises that Cawthorne's special interest lies in its traditional simplicity and restrained vernacular character, and that alterations should remain modest, harmonious and sympathetic, avoiding out-of-scale or overly complex forms that are uncharacteristic of the village.

It was acknowledged that an extension to the first floor of the building is not unacceptable in principle as a previous planning application was granted in 2013 (Ref. 2013/1061) for the erection of a first-floor side extension. The proposal has been amended during the course of the application at the request of the Conservation Officer. The applicant has put forward a more appropriate proposal, which better respects the architectural and historic interest of the Old Barn (circa 1850), as well as the character and appearance of the Cawthorne conservation area. This has been achieved through the introduction of a catslide roof, the replacement of the balcony with conservation rooflights, and an overall design approach that reflects a more traditional appearance in keeping with the original building.

The Conservation Officer has confirmed that the revised scheme is therefore considered acceptable and conditions have been recommended in terms of the proposed stonework, windows, rainwater goods, and roof materials. The revised proposal is now considered to be in compliance with Policy HE1 and D1 of the Local Plan, the SPD's and the Cawthorne Parish NDP and significant weight has been given to the improved design the impact on the character of the Conservation Area.

Impact on Neighbouring Amenity

Concerns have been raised by a neighbouring resident with regard to the design and impact of the original proposal upon privacy by way of overlooking. The proposal has now been amended and reduced with the removal of the balcony and the introduction of a catslide roof, which is of an improved design and further reduces any overbearing impacts to the neighbouring dwellings.

The proposed 1st floor extension is set to the south elevation of the property and would be set within 3.5m of the boundary with number 7 Tivy Dale Close, however there are no windows in the gable end at first floor to the extension, and the previously proposed balcony has now been removed and replaced with conservation Juliet style velux rooflights, therefore no significant loss of privacy should occur. The main windows within the roof space face towards Cawthorne Primary School and are screened by extensive tree screening along the boundaries of the site.

The proposal would not result in a significant overbearing of adjacent dwellings and meets the required separation distances as set within the SPD House Extensions. The application is therefore acceptable in terms of residential amenity in compliance with Local Plan Policy GD1 and D1.

Moderate weight has been given to the impact on residential amenity.

Highways

Whilst the proposals increase the floor space of the dwelling and provides an additional bedroom, off-street parking is also retained for at least two vehicles, with the proposals having no impact to this provision.

As such, the scheme is acceptable from a highways development control perspective in compliance with Local Plan Policy T4 New development and Transport Safety and SPD: Parking.

Moderate weight has been given to 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

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

Change in design of extension and removed balcony at the request of the Conservation Officer

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.