

Application Reference Number:	2026/0553
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Application Type:	Householder
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Proposal Description:	Demolition of existing single-storey rear extension, erection of replacement single-storey rear extension, replacement of existing fencing with new stone boundary wall and fencing, external alterations including new windows and renders, replacement materials and associated works to dwelling
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Location:	19 Church Street, Cawthorne, Barnsley, S75 4HL
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Applicant:	Mr Hutchinson
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Third-party representations:	None	Parish:	Cawthorne
		Ward:	Penistone East

Summary:

This planning application seeks householder planning permission for the demolition of the existing single-storey rear extension and the erection of a replacement single-storey rear extension, as well as the replacement of the existing fencing with a new stone boundary wall and fencing, and external alterations including new windows and replacement materials.

The site falls within Urban Fabric and the Cawthorne Conservation Area as allocated by the adopted Local Plan. Development comprising extensions and alterations to an existing residential building are considered acceptable in principle if proposals would not significantly adversely affect residential amenity, visual amenity, highway safety, and where satisfactory standards of design are achieved.

The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. There will also be no impact upon the setting of the Cawthorne Conservation Area. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 4 of the National Planning Policy Framework (NPPF, 2026).

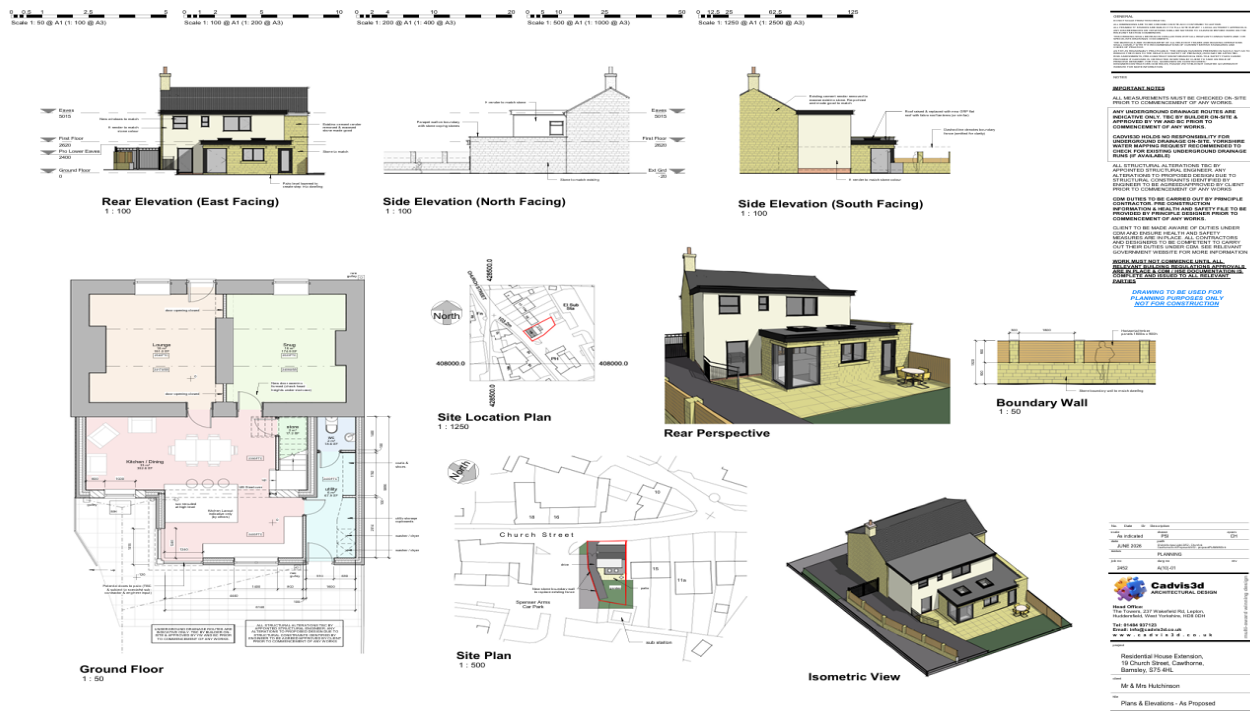
Recommendation:

Approve subject to conditions

The application relates to a detached two storey dwelling located in Cawthorne. The dwelling fronts the highway and has a garden and patio area to the rear. It is of stone and brick construction with a tiled roof. There is existing two storey and single storey rear extensions. The property is close to the historic core of the Cawthorne Conservation area and is in the setting of a number of designated and undesignated but locally significant heritage assets. These include the grade II* All Saints church (NHLE 1191523) 75 metres south, and the listed drinking fountain (NHLE 1151778) circa 40 metres to the west. It is located adjacent to the Spencers Arms public house.



The applicant is seeking approval for the demolition of the existing rear single storey extension and the erection of a single storey rear extension. The rear extension will project 6.15 metres from the rear elevation of the dwelling and 2.8 metres from the existing two-storey rear extension elevation with a width of 6.7 metres. The extension will feature a flat roof with a total height of 3.1 metres. The materials used will be stone with the existing two storey rear extension also being rendered. Replacement boundary treatments are also proposed



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 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.

Local Plan Allocation – Urban Fabric & Cawthorne Conservation Area

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

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

Policy SD1: Presumption in favour of Sustainable Development – Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy 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. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy 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.

Policy T4: New Development and Transport 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.

Policy HE1: The Historic Environment – States that development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas and Listed Buildings.

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In August 2026, the UK Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF 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. The revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

The revised NPPF establishes national decision-making policies (NDMP). Central to the NPPF is a presumption in favour of sustainable development (NDMP S3) and plans and decisions should apply this NDMP. There are three overarching objectives to sustainable development: an economic, social and environmental objective which are mutually dependent.

The following NPPF sections are relevant in this case:

- Section 3 - Decision-making policies
- Section 4 - Achieving sustainable development
- Section 14 - Achieving well-designed places
- Section 15 - Promoting Sustainable Transport
- Section 20 - 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 Documents

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:

- Cawthorne Village Design Statement
- House extensions and other domestic alterations
- Parking

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

Cawthorne Neighbourhood Development Plan

NDP objective 3 - States that to protect the distinctive built heritage and character of Cawthorne Village and Parish by ensuring new development is designed sensitively, conserves and enhances its significant buildings, places and their setting. (Through Policies C7, C8, C9 and C10).

Representations

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.

Additionally, a site notice was placed in the vicinity of the site and a press notice issued due to the Cawthorne Conservation Area setting. No comments have been received.

Consultations

Cawthorne Parish Council – No objections

Conservation – No objections subject to conditions

Assessment

The main issues for consideration are as follows:

- The acceptability of the principle of the development
- The impact on neighbouring residential properties
- The impact on the character of the area and host dwelling
- The impact on the setting of the Cawthorne Conservation Area
- The impact on the highway network and highways standards

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 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 to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety. The site is also in the Conservation Area so consideration needs to be given to the impact on the historical surroundings

Impact on Neighbouring Residential Amenity

No objections were raised from the neighbouring properties. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing due to its modest additional rear projection. Overlooking from the proposed extension will be limited as the window proposed on the side elevation of the extension will not look onto a neighbouring dwelling. Furthermore, the windows on the rear elevation are reflective on the existing windows on that elevation. This weighs significantly in favour of the proposal.

The rear projection is modest at only 2.8 metres and is acceptable for a detached dwelling. It is noted that the total projection is 6.15 metres from the rear elevation of the original dwelling however the SPD states that *'extensions to the rear of detached houses will be considered on their design merits and where no adjacent properties are affected'*. As discussed above the impact of the extra projection against the adjacent dwelling would be minimal as it does not project beyond its existing built form. This weighs significantly in favour of the proposal. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

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

This application seeks permission for the demolition of a rear single storey extension, its replacement with a new single storey extension, the re-rendering of the existing two storey rear extension, and replacement boundary treatment. The property is close to the historic core of the Cawthorne Conservation area and is in the setting of a number of designated and undesignated but locally significant heritage assets. These include the grade II* All Saints church (NHLE 1191523) 75 metres south, and the listed drinking fountain (NHLE 1151778) circa 40 metres to the west. It is located adjacent to the Spencers Arms which itself is a prominent landmark within the village.

The core historic property appears to be present on the first edition 1850 six-inch map, but the overall legibility of individual properties is somewhat unclear. However, the 1891 map clearly shows the house, attached to another now demolished dwelling to the north. The Spencers Arms appears on this map but the northern leg of an L shaped property in between the pub and 19 Church Street has now been lost. This demolition accounts for the large opening in the street frontage (now occupied by the pub car park) and the change in stone type (currently painted) on the roadside elevation of the Spencers Arms.

The roadside frontage of 19 Church Street is double fronted with a central doorway in square coursed stone with ashlar windows and door dressings and quoins. There is a single stack on the southern gable (one pot capped) and there is a rear two storey flat roofed extension in buff brick which appears to be mid to later C20 in date.

A further flat roofed singled storey extension extends off the two-storey rear extension with continuous glazing in its northeast and southeast elevations. The main roadside cottage has clear architectural and historic group value to the Cawthorne Conservation Area, but the flat roofed extensions in buff brick are of no historic significance. The proposal seeks permission to remove the cement render on the gable of the historic core building, and re-expose the stonework, making this good in terms of pointing. This weighs significantly in favour of the proposal.

To the rear, the proposal includes the application of a cream render finish to the existing two-storey extension, together with the remodelling of an existing window opening to form a rear doorway. The existing flat-roofed single-storey rear extension would be removed and replaced with a new single storey extension constructed in stone. This would incorporate a corner window, a mullioned window and a rear-facing doorway. The proposed roof would be finished in GRP and include two flat-topped rooflights. The existing fence is replaced with a stone boundary wall with fencing between piers at the upper level.

Having regard to the limited positive contribution made by the existing two-storey and single-storey rear extensions to the character and appearance of the Cawthorne Conservation Area, it is not considered that the proposed works would result in harm to its significance. The removal of the cement render from the gable, its repair and repointing, the rendering of the later c20 brickwork, and the replacement single-storey extension would provide a more coherent and sympathetic architectural treatment to the rear of the building. The proposal would therefore better respond to the character, materials and appearance of the host dwelling and would sit more comfortably within the immediate and wider conservation area. This weighs significantly in favour of the proposal.

On this basis, the development would preserve and enhance the character and appearance of the conservation area. This weighs significantly in favour of the proposal. The proposed development is therefore not considered to be contrary to Local Plan Policies D1: High Quality Design and Place Making and HE1: The Historic Environment and is considered acceptable in terms of visual amenity.

Highway Safety

There will be no impact upon highway safety. The area for the proposed extension is not currently used for parking therefore there is no change to the existing parking arrangements. This weighs significantly in favour of the proposal.

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

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

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.

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.