

Planning, Heritage, Design and Access Statement

Refurbishment and
Conversion of
Outbuildings

20 Darton Road,
Cawthorne, Barnsley,
S75 4HR

March 2024

Document Control Sheet

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1 INTRODUCTION

- 1.1** Planning & Design Practice is a town planning and architectural consultancy with chartered town planners and an architect-led architectural design team. The practice operates across the country and has an excellent record of success.
- 1.2** Full planning permission is sought for the conversion and refurbishment of 20 Darton Road, Cawthorne, Barnsley, S75 4HR.
- 1.3** This report has been structured to provide an introduction to the site and discuss its planning history. Details of the proposed development and the rationale for it; and an examination of the key planning issues to be considered. This report should be read in conjunction with the following documents;
- Site location plan
 - Plans & Elevations Existing
 - Plans & Elevations Proposed
 - Site Cross Section Existing and Proposed

2 SITE DESCRIPTION AND PLANNING HISTORY

- 2.1** 20 Darton Road is located within the settlement of Cawthorne, approximately 3.5 mile west of the centre of Barnsley.
- 2.2** The site consists of a detached dwelling located on the south side of Darton Road. The neighbouring dwellings to the west are a short block of terraced houses, and there are two semi-detached dwellings to the east.
- 2.3** To the rear of the dwelling are a number of outbuildings, connected to the main dwelling by stone, which matches the external appearance of the dwelling.
- 2.4** The larger outbuilding is a two-storey stone building with a dual-pitched roof, which mirrors the style of the main dwelling. The whole site gently slopes upwards as you move southwards from Darton Road. As such, the garden area is accessible from the first floor of the building, with the ground floor only accessible from the courtyard.
- 2.5** Both the main dwelling and the two-storey outbuilding are connected by a monopitch outbuilding. This is constructed from red brick, a contrast to the local stone, but is still considered to be a notable feature within the Cawthorne Conservation Area. Part of this outbuilding is used as part of the main dwelling, with the remainder providing outside storage.
- 2.6** Currently, it is not possible to access either outbuilding from the main dwelling without entering the courtyard.
- 2.7** The site is located in the Cawthorne Conservation Area. Cawthorne consists of a fairly linear built form, situated amongst pastoral landscape and woodlands. The majority of the buildings within Cawthorne are primarily two-storey with pitched roofs, made from local sandstone and simple architectural decoration. Buildings constructed from red brick also feature throughout Cawthorne. The application site showcases some of these features, with its local stone walling and modest fenestrations.

Relevant Planning History

- *2012/1039 - Conversion of annex into retail shop (Class A1). – Approve with Conditions*

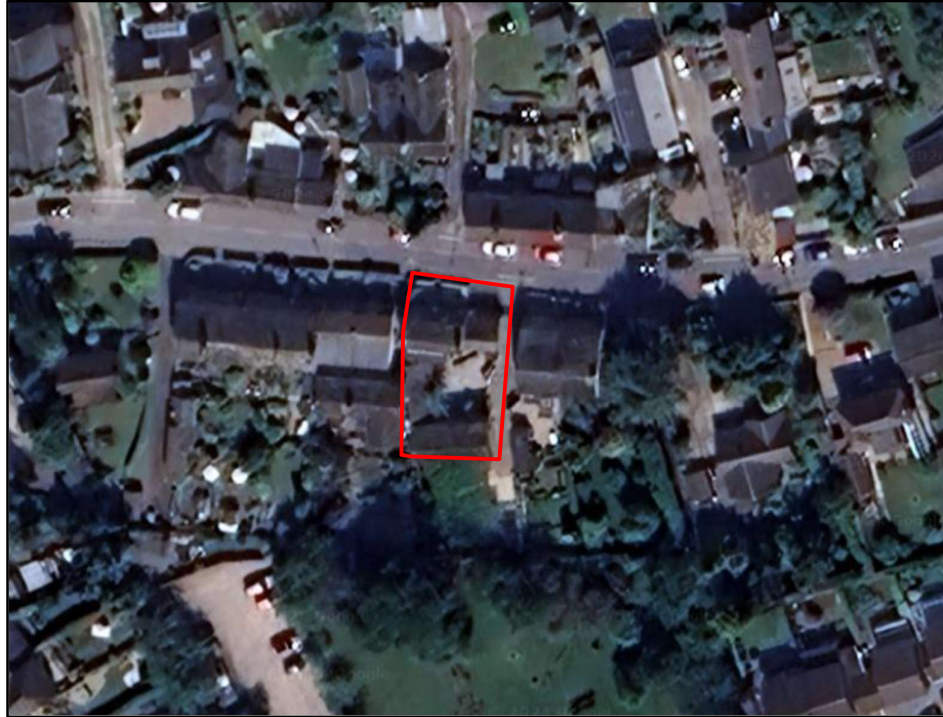


Figure 1 - Location of site



Figure 2 - Photograph of site from Darton Road



Figure 3 - Photograph of rear courtyard



Figure 4 - Photograph of rear outbuilding



Figure 5 - Photograph of connecting outbuilding



Figure 6 - Photograph of the rear of the larger outbuilding

3 THE PROPOSED DEVELOPMENT

- 3.1** The proposal is for the refurbishment and conversion of outbuildings, which are located to the rear of 20 Darton Road.
- 3.2** The proposed alterations seek to connect both outbuildings to the main dwelling, to create a larger single dwelling. The eastern section of the dwelling will be internally connected to the rest of the building via a new stepped doorway, connecting a snug living area with the kitchen and dining room. The rear portion will house the staircase up to the first floor, which will make better use of the available floorspace by creating 2 bedrooms and a bathroom.
- 3.3** The connecting outbuilding will have the north and south walls removed, so it can form an entrance hall and a linkage between the main dwelling and the larger outbuilding. The two open sections of this outbuilding will be filled with a large window and a new doorway with off-white frames. This walkway will then lead directly to the larger outbuilding.
- 3.4** The front elevation of this outbuilding will have new sections of external wall, using stone to match the existing, which will replace the existing wooden doors. New floor-to-ceiling windows are also proposed, to serve two new ground floor bedrooms, each with an ensuite. A new external window on the east elevation will provide natural light to this new hallway. A new internal staircase is also proposed, which will provide access to an upstairs living space, bedroom and kitchenette, as well as an ensuite. The rear elevation will have new bi-folding doors, providing easy access to the rear garden, with a new window also proposed to provide natural light to the bedroom. The gated access into the courtyard will remain.
- 3.5** The front elevation of the dwelling, which fronts Darton Road, is to remain unchanged as part of this application. None of the proposed alterations will be visible from Darton Road.
- 3.6** The proposed alterations seek to maintain the character of the Cawthorne Conservation Area by utilising materials that match the existing dwelling and features throughout the Conservation Area Character Appraisal.

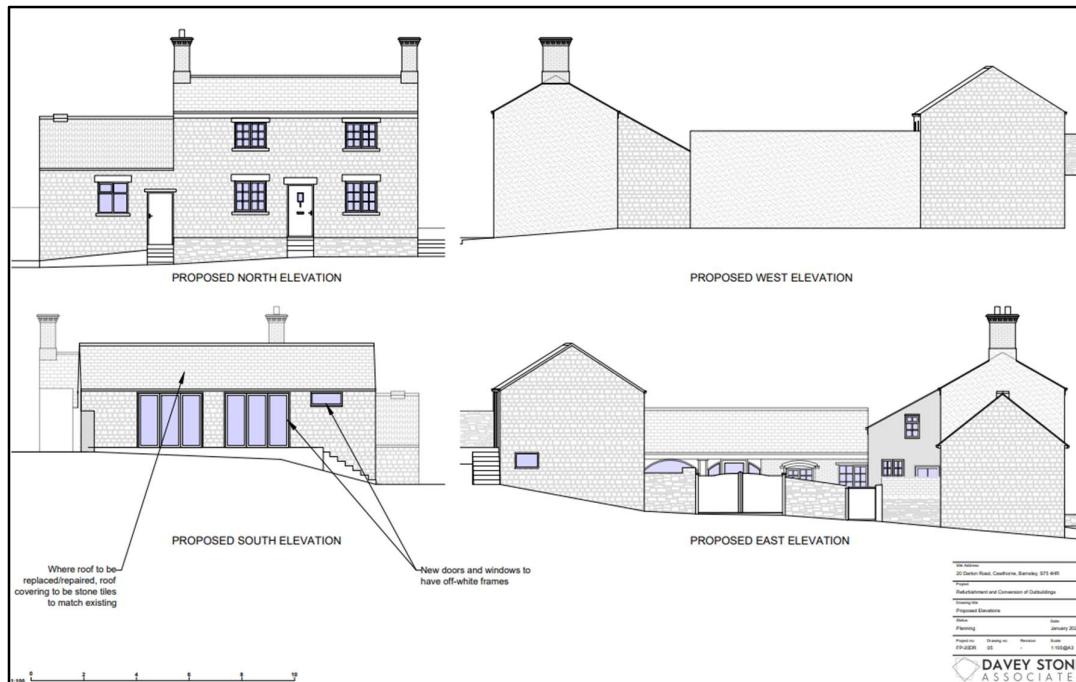


Figure 7 – Proposed Elevations



Figure 8 – Proposed Floor Plans



Figure 9 – Proposed Cross Section Elevations

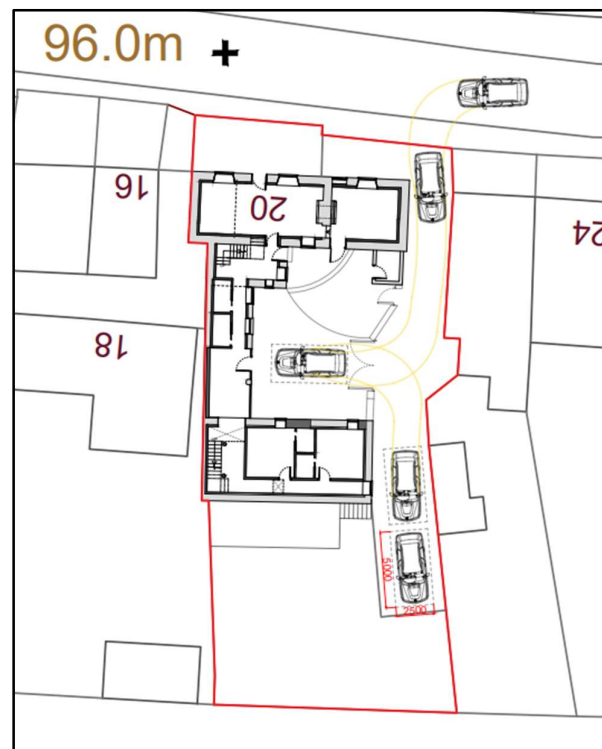


Figure 10 – Proposed Site Plan

4 PLANNING POLICY

- 4.1** The purpose of this section is to set out the relevant planning policy background which is pertinent to the site and proposed development, as well as identify any key studies or reports which will assist in the determination of this application.
- 4.2** Section 38(6) of the Planning & Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.3** In this case, the development plan consists of the Barnsley Local Plan (2019) and the Cawthorne Neighbourhood Development Plan (2021). Other material considerations include the National Planning Policy Framework ('the Framework'), the National Design Guide (2021) and the associated Planning Practice Guidance ('the Guidance').

Barnsley Local Plan (2019)

- 4.4** 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.

- 4.5** 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.

4.6 Policy H6 Housing Mix and Efficient Use of Land

Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population.

Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs.

A density of 40 dwellings per hectare net will be expected in Urban Barnsley and Principal Towns and 30 dwellings per hectare net in the villages.

Lower densities will be supported where it can be demonstrated that they are necessary for character and appearance, need, viability or sustainable design reasons.

4.7 Policy D1 High Quality Design and Place Making

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.

4.8 Policy 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. This will be achieved by:-

- *Supporting proposals which conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place.*

These elements and assets include:-

- *... 18 designated conservation areas of special and architectural interest including three town centre conservation areas, as well as large areas incorporating Stainborough Park, Cawthorne, Penistone and Thurlstone....*

By supporting proposals that would preserve or enhance the character or appearance of a conservation area. There are 18 conservation areas in the borough and each is designated for its particular built and historic significance. This significance is derived from the group value of its constituent buildings, locally prevalent styles of architecture, historic street layouts and its individual setting which frequently includes views and vistas both into and out of the area. Particular attention will be given to those elements which have been identified in a Conservation Area Appraisal as making a positive contribution to its significance.

Cawthorne Parish Neighbourhood Development Plan (2021)

4.9 Policy C7 Heritage and Design in the Conservation Area

New development within the conservation area should be sensitive to the character and setting of the conservation area, and to other identified nationally significant heritage assets, and to the locally significant heritage assets identified in the non-designated heritage assets list as listed in Policy C8 below. All buildings, views, green spaces and trees which contribute to the character of the conservation area should be protected and enhanced.

Proposals should have regard to the Cawthorne Village Design Statement Supplementary Planning Document and incorporate the following design principles:

- *There will be a presumption in favour of retaining buildings that make a positive contribution to the conservation area. Where buildings are demolished, any replacement building should be of a proportionate size and scale, be in keeping with the density and character of the surrounding area, and be appropriate in terms of design and materials.*
- *Extensions to dwellings should be subordinate in scale to the original building and of a design that reinforces the historic character and appearance of the conservation area.*
- *Alterations to buildings of heritage value should whenever possible use traditional materials and designs for roofs and roof pitches, chimneys, porches, elevations, walling, joinery and windows and doors. Historic detailing should be retained and repaired wherever possible, and where replacement is necessary these should copy the historic detail. Pointing should be flush or rounded off to a gently concave joint and lime pointing is preferable for re-pointing of historic buildings and walls. Strap or ribbon pointing which utilises hard cement should be avoided.*
- *Roof pitches should respond to the characteristics of properties in the surrounding area. Natural stone slate is the preferred material, or high quality natural alternatives (where appropriate) such as natural grey slate, or where this does not accord with the individual characteristics of the site context, use of good quality, matching artificial stone slates will be supported. However for listed buildings stone slates are preferable.*
- *Traditional window openings are a significant local feature. Replacement windows should whenever possible reflect the original period design and where appropriate new buildings should use stone jambs, heads and sills. Doors should reflect the age and character of the property and be in balance with the architectural form.*
- *Porches on the older houses tend to have an exposed wooden framework on a stone base or sometimes on pad stones and should be retained. Where possible the pitch of the porch roof should be similar to the pitch of the house roof.*
- *Chimneys are important features of many historic and traditional houses and form an attractive characteristic of the village. Where chimneys are of stone or of two shades of brick they should be retained whenever possible.*
- *Materials such as locally quarried coursed stone or rustic brick are characteristic of the village and should be used in new buildings and in alterations to older buildings where appropriate. Historic stone walling and other stone in reasonable condition should be retained wherever possible.*
- *Proposals for satellite dishes and other new technologies such as air conditioning units should be sited sensitively to minimise adverse visual impacts.*
- *The Village Green, Orchard Recreation Area, Churchyard and Rowland Sports Area are identified as significant open spaces and development proposals should minimise any adverse visual impacts on these areas and retain the rural character.*
- *Proposals for public realm enhancements should retain historic floor surfaces and stone kerbs whenever possible.*
- *Proposals for new signage and alterations to shop fronts should be sympathetic to the traditional character of the property and rural village. Proposals should have regard to the adopted Shopfront Design Supplementary Planning Document.*

National Planning Policy Framework (2023)

4.10 Paragraph 123

Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

4.11 Paragraph 124

Planning policies and decisions should:

- *give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;*
- *promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure);*

4.12 Paragraph 128

Planning policies and decisions should support development that makes efficient use of land, taking into account:

- *the desirability of maintaining an area's prevailing character and setting*
- *the importance of securing well-designed and beautiful, attractive and healthy places.*

4.13 Paragraph 135

Planning policies and decisions should ensure that developments:

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

- *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

4.14 Paragraph 203

In determining applications, local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

4.15 Paragraph 208

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

4.16 Paragraph 212

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

4.17 Paragraph 213

Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

5 KEY PLANNING ISSUES

Principle of Development

- 5.1 The application site is located in Cawthorne, within the Cawthorne Conservation Area.
- 5.2 As mentioned previously, the Cawthorne Conservation Area is characterised by the use of locally quarried stone as the predominant building material. 20 Darton Road is one of many dwellings within Cawthorne that is constructed from this building material, as well as the larger outbuilding to the rear. In addition, the red rustic brick for the connecting outbuilding is also present with Cawthorne, as the Cawthorne Design Statement discusses, stating how both the use of red brick and the aforementioned stone materials have become a part of the village vernacular.
- 5.3 The outbuildings as they are currently do not offer much benefit to the main dwelling, a side from being used for storage. At present the eastern extension, which fronts Darton Road, can only be accessed via the courtyard to the rear rather than internally from the main dwelling. This is also the case with the redundant outbuildings, as mentioned previously.
- 5.4 Paragraph 123 of the National Planning Policy Framework outlines how proposals should seek to promote efficient use of land in relation to homes, ensuring safe and healthy living conditions. Paragraphs 124 and 128 expand on this point, promoting the development of “under-utilised” buildings, which can help to meet the housing needs of an area. Policy H6 of the Barnsley Local Plan states that existing homes need to be capable of adapting to meet the changing needs of the population and maintain an appropriate mix of homes.
- 5.5 The proposed alterations look to incorporate under-utilised outbuildings to provide additional living accommodation for an existing dwelling. The alterations will provide a 5-bedroom dwelling, creating 3 additional bedrooms. The internal space of the main dwelling will be better utilised, with the eastern extension providing a snug living area, as well as the new staircase making better use of the upstairs space. By incorporating both outbuildings into the main dwelling it is possible to provide additional living space and additional bedrooms to 20 Darton Road without having to erect any new buildings. Making more efficient use of the existing buildings is in accordance with paragraphs 123, 124 and 128 of the NPPF, as well as policy H6 of the Local Plan.

Impact on the Conservation Area

- 5.6** Chapter 16 of the NPPF seeks to conserve and enhance the historic environment. As the application site is located within the Cawthorne Conservation Area, it is necessary to consider any potential impact the proposals may have on the character of the conservation area.
- 5.7** The proposals do not seek to make any alterations to the front elevation of 20 Darton Road. All of the proposed alterations are to be undertaken out of sight from the public highway, with the majority proposed with the domestic courtyard to the rear.
- 5.8** The external alterations proposed include the insertion of new windows and doors to existing openings. The majority of these new windows and doors face inward to the internal courtyard. A small side window is proposed on the east elevation of the larger outbuilding, in addition to the new patio doors to the rear garden. All of these new windows and doors will have off-white frames to match the existing frames, as detailed on the proposed plans. Where roof repairs are required, these will be completed with stone tiles that match the existing, in accordance with the Cawthorne Design Statement. These proposed alterations have all been designed to preserve the character of the area which the conservation area seeks to maintain.
- 5.9** The further domestication of these outbuildings will result in less than substantial harm. Paragraph 208 of the NPPF states that when proposals will result in less than substantial harm, as is the case with these proposals, this harm should be weighed against the public benefits of the proposal. Policies HE1 and D1 seek to ensure proposals respect the character of heritage assets and maintain this style where necessary. Policy C7 of the Cawthorne Neighbourhood Development Plan states that development should be sensitive to the character and setting of the conservation area.
- 5.10** The proposals maintain the existing external materials of each outbuilding. The stone and red brick features of each building will be maintained. The majority of the new windows and doors are to be located in existing openings, as detailed on the supporting plans.
- 5.11** The proposals will also ensure the long term protection of these outbuildings, as they will form part of the main dwelling, rather than as separate outdoor storage spaces. By forming part of the main dwelling, the buildings will be better maintained and protected to the same

degree as any dwelling, compared to if they were to remain as separate outbuildings. An additional benefit is the increase in the dwelling size, making it more appealing to current and future occupants. These considerations, in addition to the subtlety of the alterations, ensure that the proposals accord with Chapter 16 of the NPPF, as well as the relevant local plan policies.

Impact on Amenity

- 5.12** It is considered that the proposals will not result in any amenity issues to neighbouring properties.
- 5.13** The east elevation will remain as existing, with a stone wall, a double gate and a single gate all remaining as part of the application. The proposed alterations to the single storey outbuilding will therefore not result in any overlooking to the neighbours to the east. This outbuilding is to be used as an entrance hallway, so will not be used a space where people will remain for long periods of time.
- 5.14** Similarly, the alterations to the larger outbuilding are focused on the north elevation, which look internally to the rest of the site. The pitched roof of the red brick outbuilding will also block views to the western neighbours.
- 5.15** Due to the terraced nature of Darton Road, there is some inevitability that rear gardens may be subject to minimal overlooking from neighbours. However, the application site benefits from the rear garden being situated further back, due to the outbuildings, and therefore prospective residents will benefit from a good standard of privacy, both in the courtyard and the rear garden. This is in accordance with policy SD1 and GD1 of the local plan.
- 5.16** The proposals are therefore considered to be acceptable in terms of amenity impact.

6 CONCLUSIONS

- 6.1** Full planning permission is sought for the refurbishment and conversion of redundant outbuildings as 20 Darton Road, Cawthorne.
- 6.2** The proposals will allow for under-utilised outbuildings to form part of the main dwelling. This ensures that the dwelling can expand in a manner which uses existing buildings in a more efficient way, rather than erecting new features. Making more efficient use of existing buildings and land is in accordance with NPPF and local plan policy.
- 6.3** The proposals have considered the character and architectural style that is present throughout the Cawthorne conservation area. None of the proposed alterations are visible from the main highway and are only visible from within the site. The majority of the alterations are proposed within the domestic courtyard of the site.
- 6.4** The amenity of both occupants of 20 Darton Road and neighbouring residents will also be protected, due to the site configuration and the location of the proposed window openings.
- 6.5** The proposed development is therefore in accordance with the pertinent local and national planning policy. It is politely requested that planning permission be granted.



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