
Application: 2023/1109

Applicant: Mrs T Machen

Address: 17 Orchard Terrace, Cawthorne, Barnsley S75 4HN

Description: Single storey rear extension to detached bungalow

Site & Location Description:

The dwelling is located within a cull-de-sac leading off Church Street in the village of Cawthorne in the west of the borough. The street, along with much of the centre of Cawthorne is located within the Cawthorne Conservation Area. Whilst some dwellings on the street appear to be old cottages constructed of (weathered) yellow stone, the application dwelling is a modern style bungalow constructed of buff coloured brick with a yellow stone facade on the part of the principal elevation. The roof is a cross gable style and tiled. The garage is currently undergoing transformation into habitable accommodation, granted in a previous planning consent 2022/00756.

Planning History:

- **2022/00756** - Extension and conversion of attached garage to provide for additional living accommodation – Approved 29th March 2022

Historic applications with very limited information available

- **B/79/1354/BA5** - Erection of private garage – Unknown decision 13th June 1979
- **B/79/2584/PR5** - Utility room extension (permitted development) – 01st August 1979

Proposed:

The proposal is for a single storey rear extension, located in the middle of the rear facing elevation, labelled south on the plans. The extension would be constructed of matching brick and feature a matching tiled roof. The proposal also includes a set of larger bifold or sliding glazed doors in replacement of existing glazed doors and a separate window, both located on the existing elevation.

Measurements

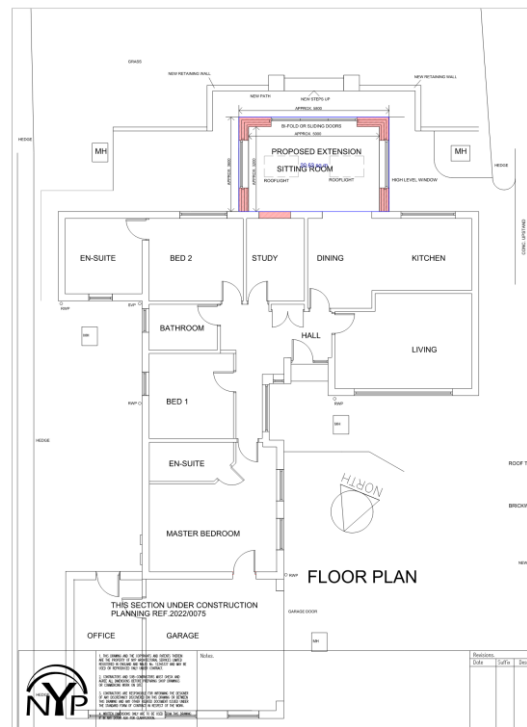
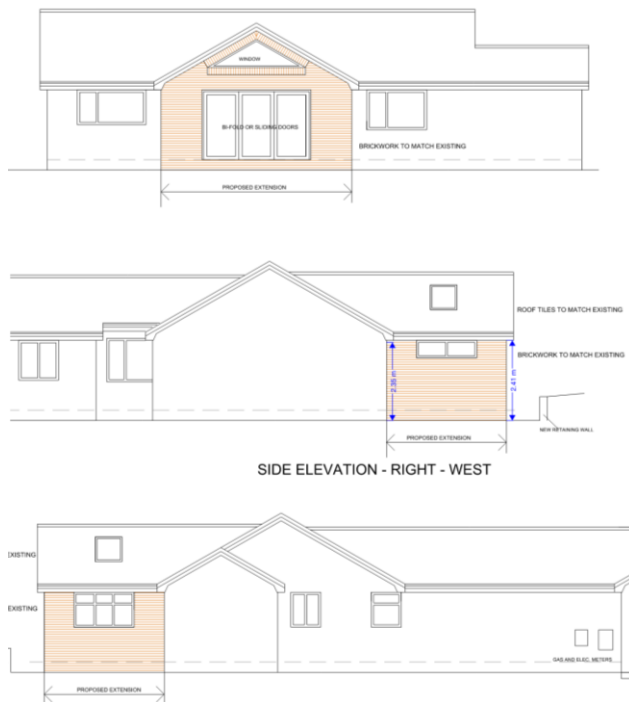
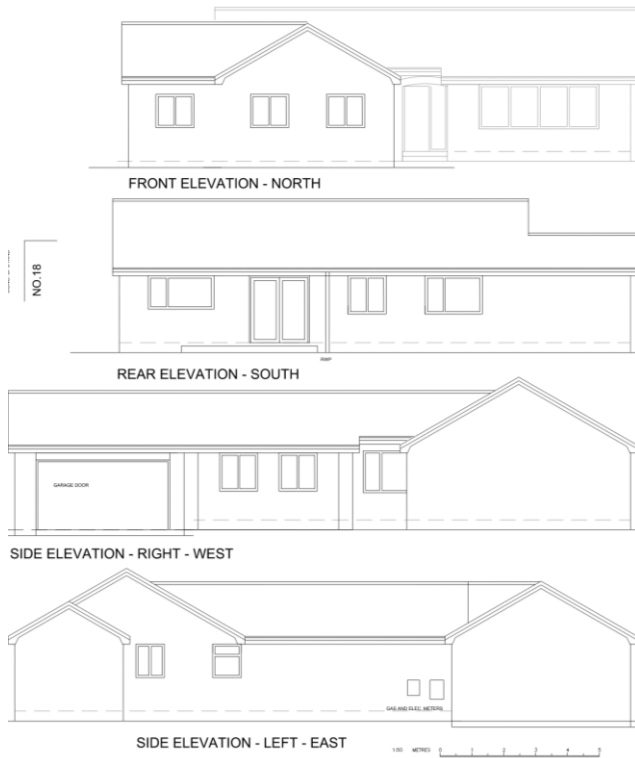
Proposed Extension

- **Rear Projection: 3.6m**
- **Width: 5.75m** (Described as approx. 5.8m on plans)
- **Eaves Height: 2.4m** (Rear South) / **2.46m** (left side east & right side west elevations)
- **Maximum roof height: 4.22m**

Existing Rear South Elevation / Left Side East & Right Side West Elevations

- **Maximum Eaves Height: 2.41m / 2.6m**
- **Maximum roof height: 4.83m / 4.78m**

Existing and Proposed Floor Plans and Elevations



Local Plan Designation: Urban Fabric

Conservation Area: Yes

Publicity:

A site notice was posted near to the site address and a press notice was published in the Barnsley Chronicle, Local Newspaper – No comments were received.

Consultees:

Parish Council: No comments or objections received.

Conservation Officer:

The conservation officer is not concerned about the development as the although being located within a conservation area, the dwelling is modern and has little historical significance. Furthermore, the proposal is within the rear private garden of the dwelling and would be unseen by the public. As such as dwelling would continue to have a neutral effect upon the street scene.

Historic England:

Confirmation that no advice would be offered and to seek the opinion of the local authority's specialist conservation advisor.

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 and beautiful places –

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates: -

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Local Plan

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

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.

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.

HE1 - The Historic Environment: 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.

HE2 – Heritage Statements and General Application Procedures: Proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded heritage assets will be expected to include a description of the heritage significance of the site and its setting.

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.

Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

Principle of development

The site is located within land designated as Urban Fabric, development may be permitted where it does not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety. However, as the site is also located within a conservation area, additional scrutiny of the proposal is required to ensure the preservation or enhancement of the conservation area.

Residential Amenity

The location of the proposed extension, at the rear of the application dwelling, is located in the middle of the south elevation and away from the side boundaries with adjacent neighbours. There would be no, or only a negligible effect on the residential amenity of No. 18 and possibly a negligible effect upon the adjacent neighbour on Stanhope Avenue, whose two-storey house appears to be set slightly lower than the applicant's dwelling. In mitigation of this slight level difference, the application dwelling's rear elevation is set further forward, into the rear garden than the neighbours, there is a reasonable size boundary treatment, and the distance between the proposal and the boundary would reduce any potential overshadowing.

Visual Amenity

The visual amenity of the street scene and most importantly the conservation area would be largely unaffected by this proposal as it is located at the rear of the dwelling, away from public view. Due to the proposed location within the center of the dwelling's rear elevation, and with a proposed roof of similar style, which would seamlessly integrate into the existing roof line, the character of the dwelling would remain and there would be no harm to the visual amenity of the neighbouring dwellings.

Highway Safety

With no changes to the access or parking provision at the application site, there would be no impact upon highway safety.

Summary

Except for the most recent garage conversion, approved in 2022, it is unclear exactly how much the dwelling has been extended or altered from its original size. The current proposed extension is however in keeping with the overall scale and design of the dwelling and being located on the rear elevation has no impact on the conservation area. In addition, as there is only a potential negligible impact on visual and residential amenity of adjacent neighbours and no other impact within the

area. Together with no impact on highway safety, the proposal is suitable to be recommended for approval.

Recommendation: Approve with conditions