

**Application Reference:** 2025/0814

**Site Address:** 10 Tivy Dale Close, Cawthorne, Barnsley, S75 4ER

**Introduction:** This application seeks full planning permission for a 2 storey side extension (including conversion of existing integrated garage to habitable space), erection of detached garage, alterations to landscaping to front and removal of side door and window to dwelling

**Relevant Site Characteristics:**

The detached buff brick, dormer style bungalow features a prominent flat roof front dormer on what may be a side extension, along with a less prominent side elevation. Set with a wedge-shaped corner style plot at the junction of Tivy Dale close and St. Julians way; the dwelling benefits from a larger front and side curtilage but a modest sized rear garden. The plot features a slight incline from the highway towards the rear garden.

**Existing and Proposed Site Plans**



**Site History**

Application	Description	Status
B/82/1375/PR	Extension to dwelling	Approved
B/77/0292/PR	Unknown	Unknown
B/76/2324/PR	Conversion of private garage to form part of dwelling and erection of a new private garage	Unknown

**Detailed description of Proposed Works**

The proposal is for significant visual changes to the dwelling which would feature a small side extension, conversion of the integrated garage, slight relocation and refurbishment of existing dormers, and replacement windows across the dwelling. Rendering of the whole dwelling is

also proposed, along with a detached garage, new hardstanding in the front garden, and a dropped Kerb.

### Existing and Proposed Floor Plans and Elevations of House & Garage



### 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

#### 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

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

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

#### **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.

One comment has been received:

Concerns were raised, not about the proposal itself but the potential impact of the proposal, particularly the detached garage, which is proposed to be constructed over a sewer, located close to the boundary treatment near the junction of Tivy Dale Close and St. Julians way.

**Highways Drainage:** No objection but advised to contact Yorkshire Water regarding sewer.

**Yorkshire Water:** Provided definitive confirmation that two 225 mm sewers run through the proposed development site, where the garage was originally proposed to be located, and provided advice on how the applicant should proceed, especially if any works were to be built over or required diversion of the sewer.

**Parish Council:** No comments or objections have been received

### **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

### Scale, Design and Impact on the Character

Excluding the modest sized rear garden, the dwelling's current scale sits comfortably within its curtilage and the overall street scene, but somewhat in isolation from its adjacent neighbours. The bungalow of No.8 is separated by a high hedge which encloses it, whilst the two-story house of No.2 St Julians Way, which as with No.8 shares a similar height with the application dwelling, features its side, rather than front elevation as the most prominent feature visible next to the application dwelling.

The proposed alterations would increase the height of the roof by approximately 63cm on the front and rear elevations, which whilst notable, along with wraparound front and side two-story extension, would when considered together within the overall redesign of the dwelling, not pose any significant harm to the scale of the dwelling or its position within the street scene.

The proposed extension would wrap around the existing set back aspect of the dwelling's front elevation, which includes the integrated garage and front entrance door, both sat below the existing front dormer. The front projection of the extension is approximately 2.1m, with a side projection of 6.53, although from the existing side elevation of the garage, is reduced to just 1.4m. As a set back from the front elevation is maintained, along with an approximate 21sqm footprint for the whole extension; compared to the approximate 95sqm footprint of the current dwelling, it would be considered as a modest sized extension, and as noted above would not cause significant harm to the scale of the dwelling.

As the dwelling occupies what is essentially a corner plot, extra restrictions are imposed by the House Extension and Domestic Alterations SPD, requiring side extension be no larger than two-thirds the width of the original dwelling or 50% of the distance between the dwelling and side boundary, whichever is the shortest measurement. With an existing, approximate house width measurement of 12.27m, and a side elevation to boundary measurements of 7.36m equating to a potential maximum side projection of 3.8m (50% of distance), the 1.4m extension would be within SPD guidance.

In addition to the side extension, a proposed garage would be located between the proposed side extension and the relatively high hedgerow boundary treatment, which has been confirmed as being retained along the length, and to the rear of the garage. In revised plans, the garage has been re-orientated slightly to move it away from the hedge that borders with the road, it is unclear if this was due to advice from Yorkshire Water but the overall new location is an improvement in terms of visual amenity as it is located further back from the front elevation, and further away from the boundary, with the highway, with the retained hedge also diffusing the view.

In addition to the increase in roof height, side projection and wraparound nature of the extension to the house, the four current dormers, one in each elevation of the dwelling would be replaced with slightly larger dormers in broadly the same location, except for the dormer on the eastern elevation, which, because of the side extension, would be located approximately 1.4m closer to the boundary. With the principle for the dormers already maintained, and only the single side dormer having a significant change in location, the dormers would not have a detrimental impact on the scale of the dwelling.

The most obvious change to the design and character of the dwelling, more notable than the extension is the overall re-design of the dwelling, particularly its prominent front elevation. Whilst currently sharing common materials with most nearby dwellings, it would be difficult to refuse the proposed rendering of the dwelling. The neighbouring dwelling of No.8, the most similar dwelling to the application dwelling has already been completely rendered in white,

along with a significant amount of white render on the much larger dwelling of No.6. The only exception to render would be the stone, proposed for below the damp proof course level.

Possibly of more concern than the rendering of the dwelling would be the number of glazed panels and front terrace proposed for the front elevation. However, there are lots of examples of dwellings within the street scene featuring large amounts of glazing. Equally, whilst most noticeably dwellings No.2 through to No.6 feature varying forms of front terraces, No.8 features a stepped terrace of grass and planting leading up their elevated front elevation.

Definitive material choices and colours for the windows and dormers have not been confirmed but the applicant's agent has agreed for these to be subject of a planning condition if required. Currently, all windows are proposed to be replaced with grey coloured aluminium or UPVC framed windows. The proposed replacement dormers would replace the existing painted white timber or timber effect clad dormers with similar materials of timber or timber effect cladding for durability. No confirmed colour choice has been advised, so may be subject to a condition. The proposed roof extension or replacement roof would use tiles to match the existing roof tiles.

On balance, the overall proposal would be considered to have a moderate impact on the scale, design and character of the dwelling. Whilst there are a number of changes to the house, given the mix of house type and designs in the near locality, it would not be considered enough of an impact for the proposal not to comply with local policies D1 and G1, which consequently carries moderate weight in favour of the proposal.

#### Impact on Neighbouring Amenity

Possibly due to the amount of redevelopment and alterations to dwellings on Tivy Dale Drive, there was only one neighbour comment which has been classified as an objection but purely raised concerns over the potential impact of the proposed detached garage on a sewer known by them, and later confirmed to run in close proximity to the proposed location of the detached garage. The garage has been re-orientated slightly. No comments about the actual amendments to the dwelling were included within the comment, and no other comments were received.

The proposal would undeniably impact upon the visual amenity of the street but as noted in the relevant section above, this would not be enough of an impact for the proposal not to be compliant with local policy. Likewise, the visual impact of the proposal, whilst notable, would not have any significant harm on neighbouring dwellings, particularly their outlook.

Due to the layout of neighbouring dwellings, the overall scale of the renovated dwelling, being wider and with a modest increase in height would not have any significant impact on the amenity of neighbouring dwellings. Having checked the path of the sun, despite the south facing rear elevation of the dwelling's extension and garage being located on the eastern elevation; with No.2 St. Julians Way featuring a southwest facing rear elevation and garden, and No.8 Tivy Dale Close featuring a southeast facing elevation and garden, there would only be a minimal impact on sun light levels for No.2, and at worst, a modest impact for No.8.

Regarding overbearing and overshadowing, if the proposed dormer windows, particularly the ones on the rear and western side elevation had been new additions, whilst possibly being eligible for construction through permitted development, concern would have been raised over the potential impact of overshadowing neighbouring dwellings, and for the limited outlook they provide for occupants of the application dwelling. However, with the limited relocation of the side and rear dormers, and consideration they would, potentially be eligible for permitted development, it would not be prudent to assess them as new dormer windows, as any negative impact has already been established.

The now relocated proposal for a detached garage would sit closer to the application dwelling but also to the neighbouring dwelling of 2 St Julians Way. However, it would only be slightly higher than the existing hedgerow which forms part of the rear boundary treatment between the dwellings. Equally the side hedgerow would diffuse the view of the garage from neighbours opposite.

Overall, the proposals would be considered as having a limited impact on residential amenity. The proposal would therefore be compliant with local policies D1 and G1 which carries moderate weight in favour of the proposal.

#### Highways

An existing integrated garage of a size not adequate to be considered as official parking provision is proposed to be replaced by a detached garage, also of an inadequate size to be considered as official parking provision. However, there is a proposal for large scale hard surfacing of the front garden, which would provide adequate parking provision. New access into the curtilage from the highways is also proposed. As the highway is not a classified road, this would just require separate licence from street works. With the proposed access being similar to what is featured at other dwellings, subject to the correct licence being obtained, there would not be any impact upon 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:

- Following a query over a sewer running through the site, confirmed by Highways Drainage, Yorkshire Water was consulted and provided detailed advice and guidance for the applicant. Revised plans were submitted including a relocated garage.

- Confirmation of proposed external materials was requested and would be confirmed by way of condition.

**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.**