

Application Reference: 2026/0012

Site Address: 20 Tivy Dale, Cawthorne, S75 4EH

Introduction: This application seeks permission for the Variation of condition 2 (Design) relating to application 2024/0773 - Demolition of existing dwelling and erection of replacement dwelling

Relevant Site Characteristics

This site is located on Tivy Dale within the southwestern edge of Cawthorne. Tivy Dale forms part of the core of Cawthorne Village. Tivy Dale is characterised by a mix of property types, sizes and the use of materials is mixed. To the north of the site sits the village hall which is a large stone built property and to the south is Dale House, which is a large two storey dwelling, both of which are situated above road level. The application site comprises a single storey late C20 stone built dwelling built approximately 2.6m above road level. The design and appearance of the property suggest a house typical of the late 1960's or 1970's. The property has been designed with a low-pitched roof and has the addition of a flat roofed wrap around extension on the north and west corner. The walls are natural sandstone but square coursed in a slightly contrived way that is not typical of the historic and local vernacular. The property is of an appearance that reflects little of the traditional local style in Cawthorne. The property sits on a small plateau with the rear ground levels continuing to rise to the western boundary. There is an existing small brick outbuilding located in the northwest corner of the rear garden. This building is proposed to be retained.

The site boundaries comprise of dry-stone walls. There are a number of mature trees located along the western boundary which fall within a TPO and a mature hedge along the eastern boundary with Tivy Dale. The hedge along the frontage is large and provides screening from Tivy Dale. The dwelling is set back within the site with a generous front garden raising up steeply from the road. A stone staircase leads to the front entrance and there is a lower parking area to the at street level bound by retaining dry-stone walling. It is noted that the site is located within the Cawthorne Conservation Area.

Site History

Application Reference	Description	Status (Approved/Refused)
B/05/0052/PR	Erection of single storey rear extension and conversion of garage to bedrooms	Refused
B/05/0700/PR	Erection of rear single storey extension and conversion of garage to bedrooms.	Approve
2017/1281	TPO application	
2024/0773	Demolition of existing dwelling and erection of replacement dwelling	Approve with conditions

Detailed description of Proposed Works

Application 2024/0773 related to the planning Consent for the demolition of existing dwelling and erection of replacement dwelling at 20 Tivy Dale in Cawthorne. This application represents the variation of condition 2 (Design) relating to the aforementioned scheme.

Condition 2: The development hereby approved shall be carried out strictly in accordance with the plans (Nos BP01; OS1; S2; PO4 Rev A; PO5 Rev A; Arboricultural Report July 2024; Site Survey S9989/2 March 2024; Arboricultural Method Statement AWA6361AMS November 2024; Arboricultural Report and Impact Assessment AWA6361 November 2024) and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

The variation within this application proposes the following amendments:

- East/West/South Elevation: Reduction/amendment of glazing to side extension
- East Elevation: Reduce number of roof lights.
- West Elevation: Introduction of small, glazed balcony at first floor level to bed 3, projecting 0.98m
- West Elevation: Addition of en-suite window
- North Elevation: Remove small en-suite window and reposition on west elevation.
- North Elevation: Addition of ground floor window (snug)
- North Elevation: Enlarge first floor bedroom window.

The following drawings are the originally approved plans to be amended:





The following drawing (P04 Rev E) has been amended to reflect the changes:



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 Context

The site is allocated as Urban Fabric and the Cawthorne Conservation Area within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy T3 New Development and Sustainable Travel

Policy T4 New development and Transport Safety

Policy SD1 Presumption in favour of Sustainable Development

Policy LG2 The Location of Growth

Policy GD1 General Development

Policy D1 High Quality Design and Place Making.

Policy Poll1 Pollution Control and Protection

Policy H4 Residential Development on Small Non-allocated Sites

Policy BIO1 Biodiversity and Geodiversity

Policy HE1 The Historic Environment

Policy HE2 Heritage Statements and General Application Procedures

Policy HE4 Development affecting Historic Areas or Landscapes

SPD's

Those of relevance to this application are as follows:

-Design of Housing Development

-Parking

- Biodiversity and Geodiversity

- Heritage Impact Statements

- Trees and Hedgerows

Other

South Yorkshire Residential Design Guide

Cawthorne Village Design Statement

Policy C1 Protecting Local Landscape Character: The location, design and layout of new development should respond positively to Cawthorne Parish's local landscape character as set out in the Barnsley Borough Landscape Character Assessment and regard should be had to Barnsley Local Plan Policies D1 Design, BI01 Biodiversity and Geodiversity and the Cawthorne Village Design Statement adopted Supplementary Planning Document.

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. 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 Cawthorne design principles.

NPPF

The NPPF 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.

Paragraphs of particular relevance to this application include:

Paragraph 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Paragraph 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Paragraph 96 - Planning policies and decisions should aim to achieve healthy, inclusive, and safe places.

Paragraph 115 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 131 - The creation of high-quality 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.

Paragraph 139 - Development that is not well designed should be refused.

Paragraphs - 207/208: Identify and assess heritage significance including the setting and the effect of a proposal.

Paragraph 210: In determining applications, local planning authorities should take account of:

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

Paragraph 212 - Great weight is given to an asset's conservation, irrespective of the degree of harm.

Paragraph 213 - Any harm to or loss of historical significance will require clear and convincing justification.

Paragraph 219 - LPA's should look for opportunities for development within conservation areas and within the setting of heritage assets that enhance or reveal significance.

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 and in the local paper.

A site notice was also posted close to the site, and a press notice was published locally.

No representations have been received.

Biodiversity – No comments received.

Parish Council - No comments received.

Conservation Officer – No objections to the proposed changes

Ward Members – No comments received.

Tree Officer – No comments received.

Highways – No comments received.

SYMAS – No comments received.

Drainage – No comments received.

Ward Members – No comments received.

Coal Authority – No comments received.

Yorkshire Water – No comments 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 is located within an area of Urban Fabric where Local Plan Policies GD1 General Development and H4 Residential Development on Small Non-allocated Sites apply. These require that development should be compatible with its surroundings, in this case the property is set within a pocket of residential properties and will replace an existing dwelling, therefore the use of the site for residential purposes would be in keeping with the locality.

The site is situated within the Cawthorne Conservation Area therefore the importance on design and protecting the historical heritage of the area is paramount and as such HE1, and NPPF 219 applies.

Scale, Design and Impact on the Character

The principle, design and scale of the proposed development approved within the previous application was acceptable.

The proposed variations involve minor changes to the external façade, including window design and locations and the installation of a balcony across the large rear bedroom window. The Council's conservation team have assessed the changes and consider that the overall changes improve the design and sympathy with the conservation area are satisfied that the impact is expected to be comparable to the approved scheme. As such, the changes are justified, and the Council does not wish to raise any objections.

It is therefore considered that the amended proposal is acceptable and accords with Policies HE1, HE3 and D1 of the Local Plan and is in compliance with NPPF.

Significant weight has been given to the visual and historical impact.

Impact on Neighbouring Amenity

The site is bound by heavy tree cover providing privacy between the neighbouring dwelling Dale House and the adjacent village hall. Furthermore, the proposed dwelling is located a significant distance away from the neighbours therefore any impact is expected to be negligible. The window arrangements and proposed balcony are not expected to result in loss of privacy nor loss of residential amenity and as such is considered acceptable as it would meet all the requirements of Policies GD1 and D1 of the Local Plan.

Limited weight has been given to residential amenity.

Highways

The parking will remain unchanged. The conditions attached to the previous application still apply.

Limited weight has been given to highways implications.

Planning Balance and Conclusion

Application 2024/0773 saw the approval of the proposed new dwelling at 20 Tivy Dale. This application is to vary condition 2 of that approval which sees small amendments to the external façade. 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**

The LPA have worked proactively with the applicant to make the necessary amendments to ensure the development is compliant with the development plan.

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.