

Application Reference: 2025/0148

Site Address: Woodley, Lane Head Road, Cawthorne, S75 4AA

Introduction:

This application seeks permission for the variation of condition 2 for application 2023/1126 (amendments to garage) - New entrance porch, new car port, new covering to entrance of existing detached garage & internal alterations to convert upper gym to habitable area, new side entrance porch, rear extension to kitchen, extension to existing rear balcony, new windows, cladding to annex & landscaping to rear of 2 storey detached dwelling.

Relevant Site Characteristics

Woodley is a detached dwelling located on Lane Head Road, Cawthorne. The property is a large stone built dwelling set within a generous plot with a significant rear garden area, several parking areas, and a detached garage with annex above to the side/rear of the property. The site is bound on all sides by extensive tree cover resulting in a secluded location which cannot be viewed from Lane Head Road.

The dwelling is situated with the Urban Fabric policy area, adjacent to Green Belt. The immediate surrounding street scene is characterised by large individually designed, detached dwellings which are set back from the road. The rear of the dwelling faces onto agricultural Green Belt land to the south and to the west with the closest neighbouring property, Brookfield set to the east.



Site History

Application Reference	Description	Status (Approved/Refused)
B/86/0142	Extension to existing private garage	Approved subject to conditions
B/87/1047	Formation of new vehicular access to dwelling	Approved subject to conditions
B/88/0828	Erection of extension to garage	Approved subject to conditions
B/04/0718	Erection of detached garage	Approved subject to conditions

B/04/0317	Erection of front two storey extension to dwelling	Approved subject to conditions
2022/0362	External alterations to front and rear elevations, first floor rear extension and single storey side/front extension to provide a garage and car port and a line walkway to proposed garage and car port	Approve with conditions
2023/1126	New entrance porch, new car port, new covering to entrance of existing detached garage & internal alterations to convert upper gym to habitable area, new side entrance porch, rear extension to kitchen, extension to existing rear balcony, new windows, cladding to annex & landscaping to rear of 2 storey detached dwelling	Approve with conditions
2024/ENQ/00188	Non material amendment (2023/1126) to introduce dormers and rooflights	New drawing was approved 2381-D-20-010 Rev A

Detailed description of Proposed Works

The proposal is to vary condition 2 of the approved scheme 2023/1126.

Condition 2 - The development hereby approved shall be carried out strictly in accordance with the plans (Nos 2381-D-20-001; 2381-D-20-002; 2381-D-20-003; 2381-D-20-004; 2381-D-20-005; 2381-D-20-006; 2381-D-20-007; 2381-D-20-008; 2381-D-20-009; 2381-D-20-010; 2381-D-20-011) 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.

This application seeks to amend the proposed car port from a three-bay car port with three parking spaces adjacent to a five bay car port incorporating two garages. Two of the bays will be enclosed to create two garage spaces with timber garage doors. The following drawings have been amended to reflect this change:

2381-D-20-007 Rev B

2381-D-20-008 Rev C

2381-D-20-009 Rev B

2381-D-20-011 Rev C

The annex – Proposal as approved within 2023/1126.

The proposal is to clad the garage/ annex on the front upper gables in timber, erect a canopy over each garage door projecting 1.3m and canopy over the side entrance projecting 0.94m x 1.88m.

The main dwelling – Proposal as approved within 2023/1126.

The proposal is to remove the existing side garage door and replace with an entrance door. Erect a new oak porch over the side entrance measuring 1.25m x 3.73m. Erect a front oak canopy over the front entrance measuring 1.3m x 7.13m. Erect a canopy on the rear elevation over the family room and kitchen projecting 1.98m at the widest point. Extend the existing canopy in front of the dining room by 1.3m, and extend the existing rear balcony over the existing, projecting a further 1.74m. Some of the windows within the existing dwelling will be altered to accommodate the internal changes.

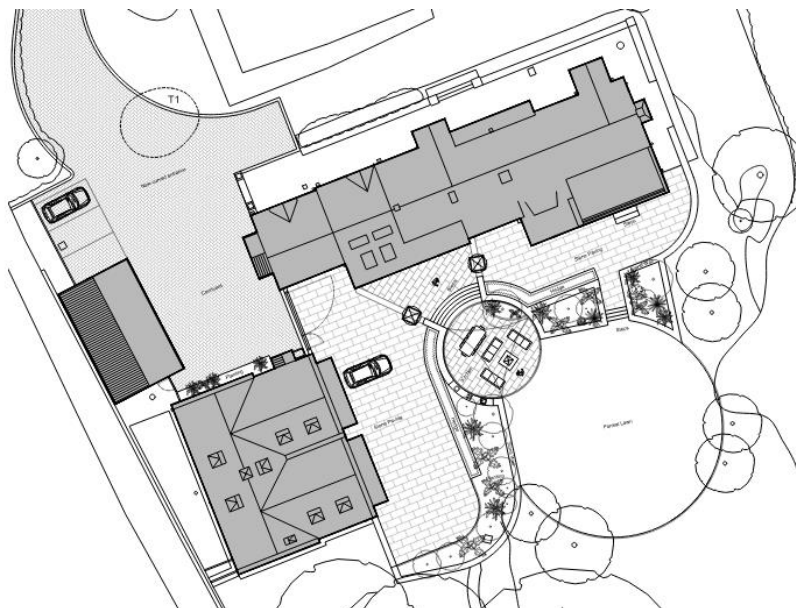
Proposed car port (amended as part of this application)

The previous proposal was to erect a timber car port which is enclosed on three sides. The amended car port will see the original proposal enlarged to accommodate two garages and a three-bay car port. The proposal will measure 19.51m x 8.14m x 4.85m in total height, be constructed in timber with a slate roof to match the surroundings. There will be a small canopy on the north west elevation measuring 1.33m x 5.39m. The car port will be detached and located at the side of the main property in front of the existing garage/annex.

Non material amendment – Proposal as approved within 2024/ENQ/00188

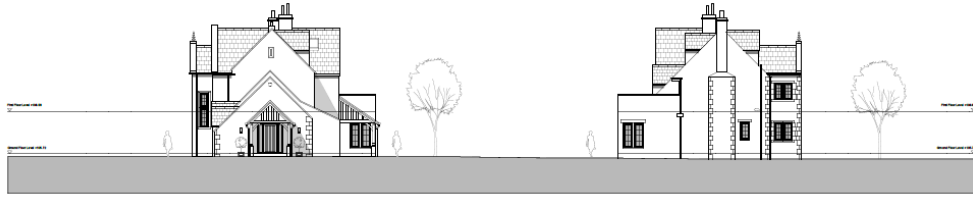
Dormers and rooflights were introduced within drawing 2381-D-20-010 Rev A.

Approved Proposals within 2023/1126. The applicant also submitted a non material amendment application 2024/ENQ/00188 to introduce roof lights and dormers which was approved:





Elevation A



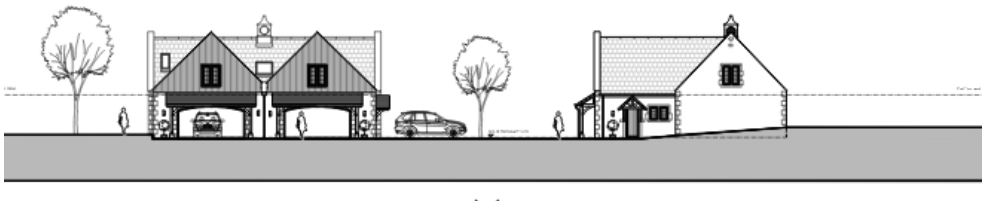
Elevation B

Elevation C



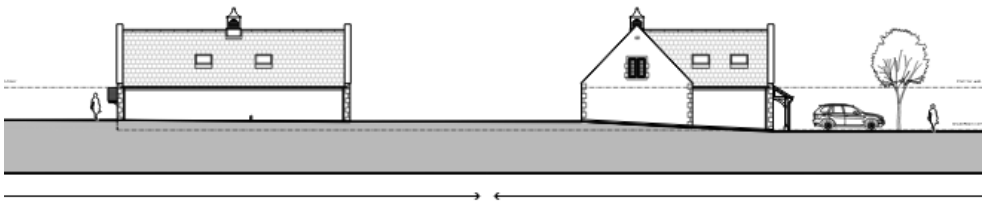
Elevation D

Proposed Elevations 1:100 @ A1



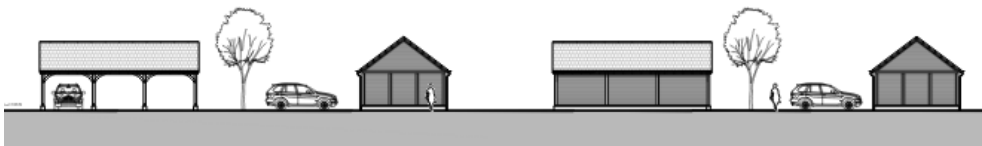
Elevation E

Elevation F



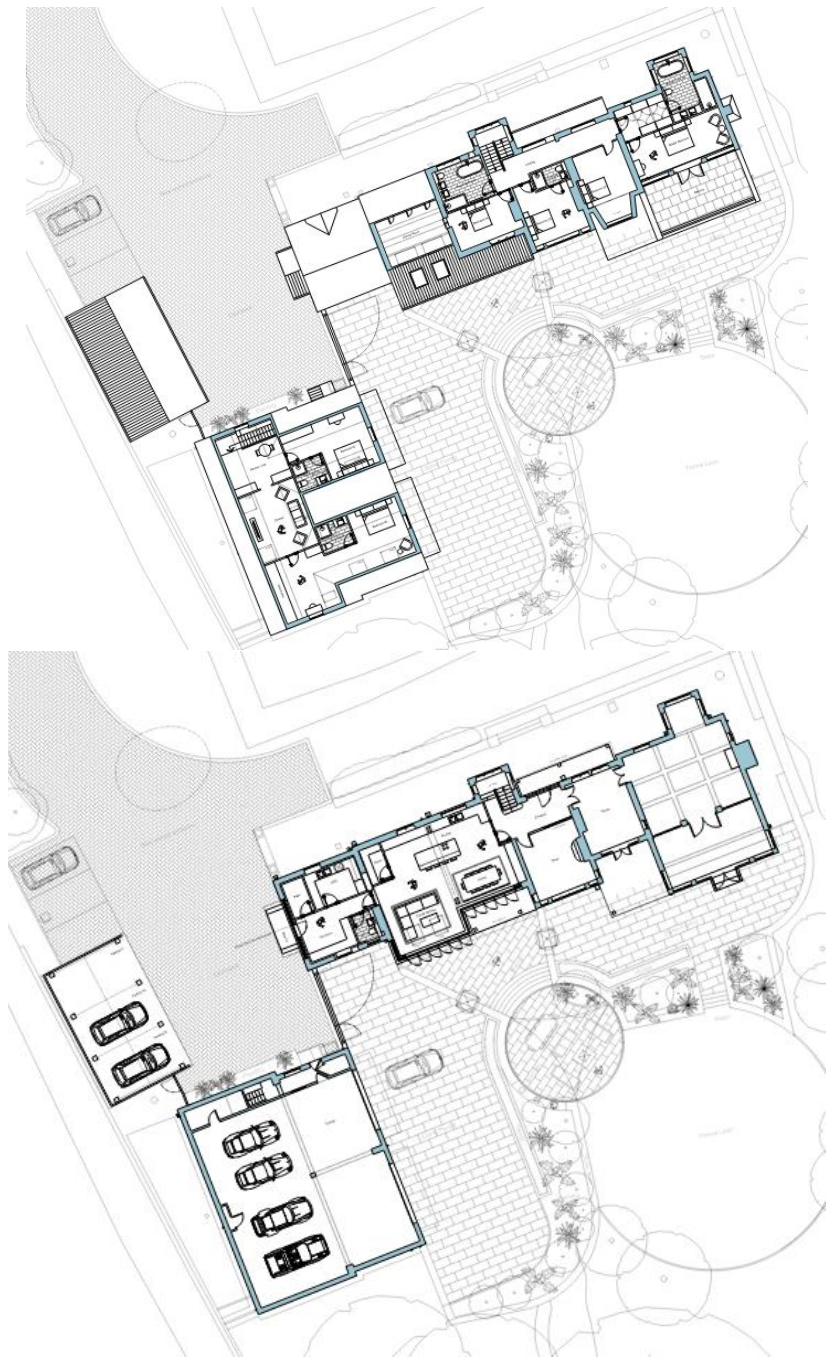
Elevation G

Elevation H

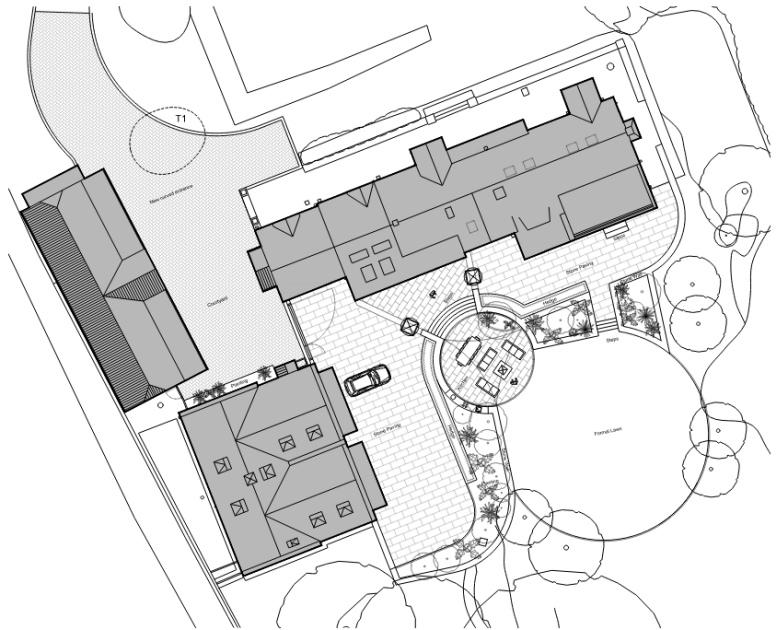


Elevation I

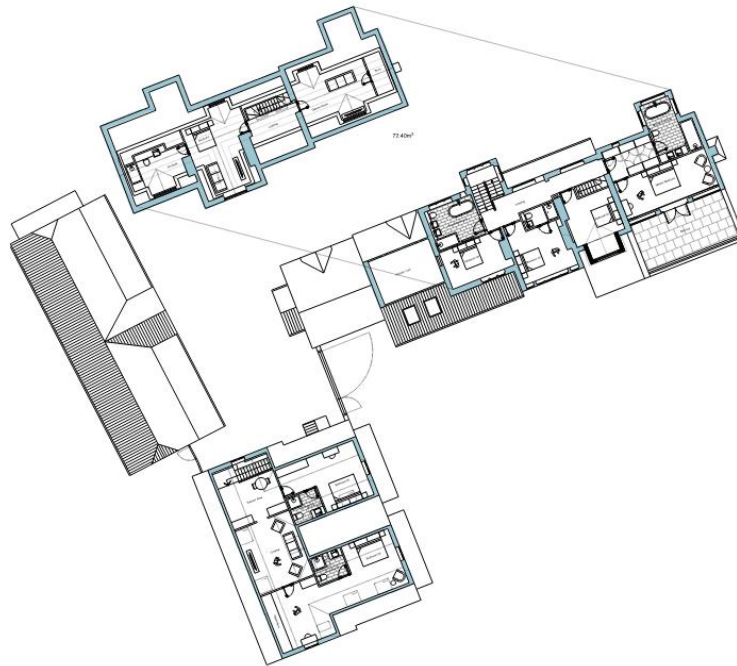
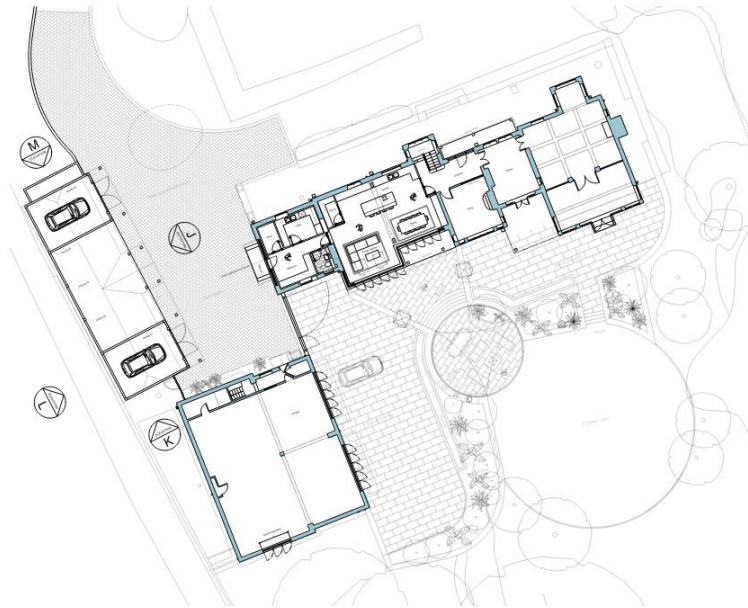
Elevation J



Proposed Plans showing changes to the car port



Proposed Elevations 1:100 @ A1



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
- Policy GB1: Green Belt
- Cawthorne Neighbourhood Development Plan

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
- Cawthorne Design Statement

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.

No representations have been received.

Parish Council - 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 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

The property is a large, detached dwelling set within extensive grounds and is well screened along each boundary. The dwelling has been extended over the years which has resulted in unbalanced proportions and windows of varying sizes and shapes, changes in rooflines and gables of varied sizes. Application 2023/1126 introduced canopies, entrance porches, dormers and roof lights which will result in a more contemporary design. The previous application (2022/0362) proposed many changes to the façade of both the main property and the annex inclusive of the addition of timber structures and timber cladding. This was found acceptable in terms of visual amenity and in keeping with the area.

The main material of the existing buildings will remain stone, with the oak providing a high-quality contemporary uplift to the property, which is not an uncommon feature within this location. The proposed extensions are small and will complement the existing property whilst ensuring the existing character of the dwelling remains. The proposed alterations to the annex as approved within 2023/1126 are in keeping with the proposed materials of the host property. Again, the proposed canopies are small scale and are not expected to detract from the design of the existing.

The proposal also includes the erection of a detached carport/garage, the design has been amended within this variation of condition application. SPD: House Extensions states that outbuildings should relate sympathetically to the main dwelling in style, proportions, and external finishes. The car port and garage development is proposed to be constructed in timber, which contrasts with the stone property however, the introduction of the timber cladding and timber extensions to the main dwelling ensures that the proposed building will relate sympathetically. The building will be located to the side of the property which will also ensure that the proposal appears subservient within this setting allowing the main dwelling to remain the dominant feature in accordance with the SPD.

The proposed materials are of a high quality and are acceptable in terms of visual amenity in accordance with policy D1 of the Local Plans and the Cawthorne Village Design Statement.

The property is set on the edge of the village and the area of urban fabric with agricultural Green Belt land to the south and to the west. The proposed extensions are set within the curtilage of the dwelling, and the site is well screened along the boundaries with extensive tree cover, therefore significant impact upon the openness and visual amenity of the adjacent Green Belt land is not expected in compliance with Policy GB1 of the Local Plan.

The proposed development is also in compliance with Local Plan Policy D1: High Quality Design and Place Making and the SPD for House Extensions and is acceptable in terms of visual amenity.

Impact on Neighbouring Amenity

Brookfield is the closest neighbouring property which is set approximately 30m to the east of the applicant's dwelling. The approved alterations include changes to the front and rear and western elevation of the property and changes to the existing annex. This variation of condition application proposes the amendment and enlargement of the approved carport/garage located close to the western boundary of the site. As the dwelling is set within large grounds which are screened by planting along all the boundaries, the extensions will not be visible to surrounding dwellings and given the separation distance between the proposed extensions and Brookfield, the proposals should not cause any significant overshadowing or overbearing impact.

The approved and proposed extensions are located at ground floor level with exemption of the extension to the existing balcony. The changes to the landscaping within the rear garden shown on the approved plan are also low level and in keeping with the surroundings. Again, given the extensive tree cover around the site, the approved balcony extension is not expected to impact on the residential amenity of the neighbouring property. The approved and amended development is therefore in compliance with local Plan Policy GD1 and the SPD for House Extensions and is considered to be acceptable in terms of residential amenity.

Highways

The dwelling is set back from Lane Head Road and the existing gated access is to remain. The property has ample parking and turning areas in accordance with the minimum requirements of the SPD Parking. The proposed development is in compliance with Local Plan Policy T4 and is considered to be acceptable in terms of highways safety.

Planning Balance and Conclusion

Application 2023/1126 saw the approval of extensions to the main property, annex, and erection of a car port. This application is to vary condition 2 of that approval which sees the proposed car port enlarged to provide two garages and a central covered car port area. 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