

Application Reference Number:		2026/0263	
Application Type:		Full	
Proposal Description:		Erection of a new dwelling following the demolition of the existing dwelling (custom/self-build)	
Location:		28 Tivy Dale Drive, Cawthorne, Barnsley, S75 4EN	
Applicant:		Ixxer	
Third-party representations:	None	Parish:	Cawthorne
		Ward:	Penistone East

Summary:

This planning application seeks full planning permission for the erection of a new dwelling following the demolition of the existing dwelling.

The site falls within Urban Fabric and the Cawthorne Conservation Area as allocated by the adopted Local Plan. Development comprising the erection of a new dwelling is considered acceptable in principle if proposals would not significantly adversely affect residential amenity, highway safety, and where satisfactory standards of design are achieved.

The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. There will also be no impact upon the setting of the Cawthorne Conservation Area. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 4 of the National Planning Policy Framework (NPPF, 2026).

Recommendation:

Approve subject to conditions

The existing dwelling is a late twentieth-century bungalow constructed predominantly in red brick, with limited sandstone detailing. It is roofed in concrete pantiles and incorporates a front facing gabled dormer. It is located on Tivy Dale Drive in Cawthorne. The dwelling lies just outside the Cawthorne Conservation Area, with the boundary running broadly north-south between Nos. 28 and 30, it nevertheless falls within the immediate setting of that designated heritage asset. In addition, the registered park and garden at Cannon Hall (NHLE 1001159) lies immediately to the west.



Application Reference	Description	Status
B/01/1375/PR	Creation of bedrooms in roof space and installation of dormer window	Approved with Conditions

The applicant is seeking approval for the demolition of the existing dwelling and the erection of a detached one and a half storey dwelling with rooms in the roof space. The dwelling has a length of 13.65 metres a width of 17.5 metres. The dwelling features a combined kitchen/dining area, living room, utility room, bedroom and bathroom on the ground floor. On the first floor is a master bedroom, three more bedrooms and bathrooms. The dwelling features a pitched roof with a ridge height of 8.05 metres and various eaves heights with the predominant one being of 2.9 metres. The materials used will be square coursed natural sandstone and natural or good quality artificial sandstone roof slates. Parking spaces are provided in the form of an attached garage to the side.



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 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.

Local Plan Allocation – Urban Fabric & Cawthorne Conservation Area

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy 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. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy 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.

Policy HE1: The Historic Environment – States that development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas and Listed Buildings.

Policy H4: Residential Development on Small Non-Allocated Sites – Proposals for residential development on sites below 0.4 hectares (including conversions of existing buildings and creating dwellings above shops) will be allowed where the proposal complies with other relevant policies.

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.

Policy Poll1: Pollution Control and Protection – Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

Policy T3: New Development and Sustainable Travel – New Development will be expected to:

- Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists.
- Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people set out in the relevant Supplementary Planning Document.

Policy T4: New Development and Transport 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.

Policy BIO1: Biodiversity and Geodiversity – Development will be expected to conserve and enhance the biodiversity and geological features of the borough.

National Planning Policy Framework

In August 2026, the UK Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF 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. The revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

The revised NPPF establishes national decision-making policies (NDMP). Central to the NPPF is a presumption in favour of sustainable development (NDMP S3) and plans and decisions should apply this NDMP. There are three overarching objectives to sustainable development: an economic, social and environmental objective which are mutually dependent. The following NPPF sections are relevant in this case:

- Section 3 - Decision-making policies
- Section 4 - Achieving sustainable development
- Section 14 - Achieving well-designed places
- Section 15 - Promoting Sustainable Transport
- Section 20 - Conserving and enhancing the historic environment

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 Documents:

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:

- Biodiversity
- Design of Housing Development
- Parking
- Sustainable Travel

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

Cawthorne Neighbourhood Development Plan

NDP objective 3 - States that to protect the distinctive built heritage and character of Cawthorne Village and Parish by ensuring new development is designed sensitively, conserves and enhances its significant buildings, places and their setting. (Through Policies C7, C8, C9 and C10).

Other Guidance

- South Yorkshire Residential Design Guidance

Consultations

Biodiversity - No objections subject to conditions

Cawthorne Parish Council - No objections

Conservation - No objections subject to conditions

Contaminated Land - No objections

Forestry - No objections

Highway Drainage - No objections

Highways Development Control - No objections subject to conditions

Mining Remediation Authority - No objections subject to conditions

Pollution Control - No objections subject to conditions

South Yorkshire Mining Advisory Service - No objections subject to conditions

Yorkshire Water - No objections subject to conditions

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Neighbour notification letters were sent to surrounding properties, a site notice placed at the site and a press notice issued. No comments were received.

Assessment

The main issues for consideration are as follows:

- The principle of residential development
- The impact on visual amenity and heritage
- The impact on residential amenity
- The impact on the highway safety
- The impact on biodiversity

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 of Development

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 street is largely residential and as such the use of this site for residential uses would be in keeping with the locality and the existing use. In addition there is also a dwelling on site so the replacement for another dwelling would retain the current usage of the site. This weighs significantly in favour of the proposal.

In addition to the above, all new dwellings must ensure that living conditions and overall standards of residential amenity are provided for or maintained to an acceptable level both for new residents and those existing. Also, development will only be granted where it would maintain visual amenity and not create traffic problems or reduce highway safety.

Design, Heritage and Visual Amenity

This application seeks planning permission for the comprehensive redevelopment of the site through the demolition of the existing dwelling and its replacement with a new-build dwelling. The existing dwelling is a late twentieth-century bungalow constructed predominantly in red brick, with limited sandstone detailing. It is roofed in concrete pantiles and incorporates a front facing gabled dormer.

The street scene consists predominantly of detached dwellings that are one and a half storey with rooms in the roof space and front facing dormer windows. As such development on this site should relate to these adjacent properties to which the proposed design and scale of the dwelling does. This weighs significantly in favour of the proposal.

Although the dwelling lies just outside the Cawthorne Conservation Area, with the boundary running broadly north-south between Nos. 28 and 30, it nevertheless falls within the immediate setting of that designated heritage asset. In addition, the registered park and garden at Cannon Hall (NHLE 1001159) lies immediately to the west.

Owing to its elevated position at the top of the slope rising westwards, on a dead-end spur road, the property is reasonably prominent in views from across the valley and from Tivy Dale. It is also visible from the immediate environs of the registered park and garden to the west. However, because the landform continues to rise further west and there is an intervening belt of trees, long-distance views in excess of approximately 100 metres are not available.

In heritage terms, the existing dwelling is considered to make a neutral to minor negative contribution to the setting of the conservation area. Its low-slung scale and massing limit the extent of its visual intrusion, but its form, detailing and material palette are distinctly twentieth century in character. Architecturally, the building is of relatively limited merit and group value. The bungalow appears typical of the later twentieth-century development found elsewhere on Tivy Dale and Tivy Dale Drive. It does not appear on the 1960 Ordnance Survey mapping, and it is therefore reasonable to assume that it was constructed after that date, perhaps in the late 1960s or early 1970s. In view of the above, the proposal for the demolition of the existing building, is considered acceptable as it is not considered to make a positive contribution to the significance or setting of the heritage assets concerned. This weighs significantly in favour of the proposal.

In relation to the proposed replacement dwelling, the submitted scheme indicates a modest increase in both footprint and height when compared with the existing building, being approximately 2.3 metres deeper in plan, with an increase in eaves height of 352mm and ridge height of 1300mm. Notwithstanding these changes, the proposal would remain, in essence, a one-and-a-half storey dwelling incorporating broad gabled dormers and gable features. The roof form assists in visually breaking up and moderating the perceived scale and massing of the building and taken as a whole, the increase is considered to result in only limited additional intrusion into the setting of both the conservation area and the registered park and garden.

In terms of materials the street scene features a mix of materials with brick, stone and render all present. The proposed materials will therefore harmonize with the appearance of the adjacent dwellings. The roof is to be sandstone roofing slates, rather than blue or grey slate, or alternatively a good-quality riven artificial product. This reflects materials more characteristic of Cawthorne and also evident within more recent developments on Tivy Dale Drive. The external walls will be natural square-coursed sandstone with a split-face or pitched-face finish. The proposed design and materials are deemed sympathetic to the street scene, and the dwelling would not have a negative impact in terms of being an anomalous feature.

The fenestration is generally simple in form, comprising principally casement windows of a restrained design and appearance. The main exception is the large, glazed opening within the north-facing gable, together with the bank of ground-floor windows to the rear (west) elevation. Whilst the northern elevation faces away from the conservation area, it does face towards the registered park and garden. On balance, however, having regard to the extent and nature of visibility from the surrounding landscape, this is considered acceptable in this instance.

Sufficient landscaping is not indicated on the submitted site plan and will therefore be dealt with via conditions. Additionally, although boundary treatments have been indicated the level of detail is not sufficient and will also be dealt with via conditions. This has limited weight against the proposal.

Overall, the proposed dwelling is architecturally more resolved and draws clearer reference from positive building characteristics found within the adjacent conservation area. The development is acceptable in terms of heritage, visual amenity and impact upon the street scene in accordance with the SPD Design of Housing Development and policies D1 and HE1 of the Local Plan and this weighs moderately in its favour.

Residential Amenity

The proposal involves the erection of a new detached dwelling in replacement of an existing dwelling. Other residential properties are adjacent and most notably to the north (17, 24 & 26 Tivy Dale Drive), east (14 Tivy Dale and 30 Tivy Dale Drive) and south (16 & 18 Tivy Dale). Therefore, the impact upon the residential amenity of these properties is an important consideration. The site was previously a residential dwelling therefore the use of the site for residential purposes is in keeping with the adjacent uses and well established. This weighs significantly in favour of the proposal.

In terms of external spacing standards and overlooking, the SPD Design of Housing Development states that a minimum of 21 metres should be achieved between facing habitable room windows, and 12 metres should be maintained between habitable room windows and a blank side elevation.

No first-floor habitable room windows will face the adjacent dwellings to the east as a blank side elevation faces these dwellings. The first-floor habitable room windows are located on the front and rear elevations as well the side (west) elevation which faces no dwellings. First-floor habitable room windows do face the dwellings to the north however the separation distance is approximately 29 metres and greater, are separated by the highway and facing side elevations. The dwellings to the south are approximately 26 metres away. This weighs significantly in favour of the proposal.

The proposal should not cause any significant overbearing or overshadowing to any neighbouring dwelling. Although the dwelling is set to the south of other dwellings the separation distance is adequate and the siting as existing. The increase in height is not considered to be significantly detrimental to residential amenity. The dwelling also maintains the established development pattern. This weighs moderately in favour of the proposal.

The proposed dwelling has been designed with adequate room sizes and external amenity space of over 60sqm in compliance with the standards set within the SPD and the SYRDG. Overall, the proposal is considered to be acceptable in terms of residential amenity. This weighs significantly in favour of the proposal. The proposal is considered to be in accordance with the SPD Design of Housing Development and Local Plan Policy GD1.

Highway Safety

There will be no significantly detrimental impact upon highway safety. The proposed new dwelling would be erected on approximately the same footprint as the existing dwelling and the submitted information states that the new dwelling would be served by the existing vehicular access. As such, it is considered that the proposals would not affect the current access, parking and turning arrangements of the site or adversely impact upon the highway. As such, the proposal is acceptable from a highway's perspective. This weighs significantly in favour of the proposal.

Impact on Biodiversity

The LPA's Biodiversity Officer raised no objections to the proposal. A Preliminary Ecological Appraisal (PEA) has been submitted in support of the application. This details the habitats present on site, potential to support protected and priority species and also an inspection of the buildings in relation to roosting bats. The PEA also considered potential impacts on designated conservation sites within the surrounding area.

The site was largely found to comprise built development and vegetated garden habitat and the main dwelling was assessed as having a low potential to support roosting bats. A single bat emergence survey was undertaken to further assess the use of the dwelling by roosting bats. Surveys were undertaken in line with the Bat Conservation Trust survey guidance (2023). The survey recorded no bats emerging from the building which indicates a likely absence of a bat roost on site. The PEA considered there to be no impact upon statutory or non-statutory designated nature conservation sites as a result of the proposals. This weighs moderately in favour of the proposal.

The PEA assessed trees on site as having negligible potential to support roosting bats but noted that species such as nesting birds and hedgehogs may utilise areas of trees/shrubs and recommend precautionary works during the proposed construction in relation to these species. Non-native shrubs including cotoneaster and rhododendron were noted on site during the walkover survey and there are recommendations for their removal as part of the proposed construction works.

There are further recommendations regarding enhancing site biodiversity through the incorporation of integral bat and swift boxes within the proposed buildings and gaps within any proposed fencing to allow access for hedgehogs. These recommendations are welcomed and are in line with the Biodiversity and Geodiversity SPD and NPPF. This weighs moderately in favour of the proposal.

It is noted that the application site lies adjacent to Cannon Hall estate which is mapped as wood-pasture and parkland on the Governments MAGIC website. This is a habitat of principal importance under Section 41 of Natural Environment and Rural Communities Act. Planning Policy BIO1 states that development will be expected to conserve and enhance the biodiversity and geological features of the borough by protecting and improving habitats, species, sites of ecological value and sites of geological value with particular regard to species and habitats of principal importance identified via Section 41 of the Natural Environment & Rural Communities Act 2006.

When referring to aerial photographs of the proposals site, habitats immediately adjacent to the west of the site which fall within the area of wood-pasture and parkland appear to comprise a number of mature trees. The proposals should therefore incorporate a sympathetic lighting scheme, particularly along the western boundary of the site to avoid any adverse impacts upon this habitat and associated species. This can be conditioned. This weighs moderately in favour of the proposal.

In terms of trees the arboricultural method statement submitted as part of the arboricultural documents sufficiently details how the retained trees and hedges will be protected during the work. The Council's Forestry Officer is satisfied with this and raises no objections to the scheme. This weighs moderately in favour of the proposal.

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

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

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:

- Drainage
- Preliminary Ecological Appraisal
- Street scene 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.