

Application Reference: 2026/0434

Site Address: 17 Barnwell Crescent, Wombwell, Barnsley, S73 8EB

Introduction: This application seeks full planning permission for a Single storey side extension to dwelling

Relevant Site Characteristics:

The dwelling is red brick and partial rendered or painted render effect, detached bungalow, setback from its neighbouring dwellings within a cul-de-sac of bungalows and houses. The dwelling is set within an ample sized curtilage, which is enclosed on the side and rear boundaries by strong boundary treatments.



Site History

There is no site history for the address.

Detailed description of Proposed Works

Existing and Proposed Floor Plans and Elevations





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 initial comment of valid concern, originally classified as an objection was received from a neighbour on the street behind the application dwelling. Once more information was provided about the proposal, an objection to the proposal was withdrawn by the neighbour dwelling.

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 existing bungalow has an approximate width of 7.10m. The proposed ground floor extension would extend this width by approximately 4.5m, to 11.6m. As the proposed extension would be less than two thirds (4.73m) the width of the original dwelling, this would be considered acceptable in regard to the SPD House Extensions and Other Domestic Extensions. There is no set back from the front elevation of the original dwelling, which is usually a SPD requirement, but this is not uncommon for a bungalow, especially a detached one. Further mitigation for the lack of set back arises through the significant setback of the actual dwelling from its neighbours, and its principle entranceway located on the side rather than front elevation.

There is a small step down of the proposed roof of the extension, which with its complementary design adds to the overall positive re-design of the bungalow. Accompanying the extension is a refurbishment of the existing elevations of the dwelling, which instead of brick and partial rendered or painted sections would be, rendered in white. Further improvement on the front elevation occurs from the replacement out of character large, patio door style windows with two narrower long format windows separated by a brick accent column.

The proposed front elevation of the extension would be constructed of brick to retain some of the original character of the dwelling, but the remaining side and rear elevations would be fully rendered. Even with render, or painted features of similar appearance to render featuring across the original dwelling, and prominently within other dwellings across the street scene, full rendering of a dwelling is often restricted. However, on this occasion with the extension including a prominent brick façade, the unique setback position of the dwelling, providing an almost secluded location, and as noted the render within the street scene, it would only have a modest rather than significant impact on the character of the dwelling, and a limited impact on the street scene.

With little or no impact created by the proposed extension, an overall positive impact on design, and at most a moderate impact on the character of the original dwelling, the proposal would remain compliant with local policy GD1 and D1, which carry moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

There was initial concern from a neighbouring dwelling on the street to the rear of the dwelling, but once the exact location of the extension was confirmed, at the side rather than the rear of the dwelling, their objection was withdrawn. With no other neighbour comments or objections received, and with the semi-isolated setting of the dwelling, any potential harm to neighbouring dwellings would be little or none.

Such a minimal impact results from the somewhat unique position of the original dwelling, set back from the neighbouring dwelling of No 16 and, set away from the neighbouring dwelling of No 18. Furthermore, with the extension being located on the eastern side elevation between the dwelling and a high boundary treatment with the A633 Barnsley Road, the extension's location is further away from those neighbouring dwellings, whilst there are no neighbours to the east. The situation is equally the same for neighbouring dwellings on Woodburn Gardens, who share a rear garden boundary on the northern elevation. With the proposed extension located on the eastern elevation of the dwelling, and sufficient distance between the dwellings, there would again be little or no impact from the proposal.

The proposal would be considered in accordance with Local Policy GD1 which carries moderate weight in favour of the proposal.

Highways

There is existing, and sufficient parking provision within the curtilage of the dwelling for at least two vehicles, and there are no proposed changes to this parking provision or access. Therefore, even with the addition of a third bedroom, additional parking provision is not required, and there would be no 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

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

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.