

Application Reference: 2025/0500

Site Address: 14 Hollowdene, Gawber, Barnsley, S75 2NQ

Introduction:

This application seeks full planning permission for the erection of a two-storey rear extension.

Relevant Site Characteristics

The application site is a two-storey semi-detached house with red bricks, render at the first-floor frontage and grey roof tiles on a hipped roof.

The street scene is characterised by semi-detached houses with hipped roofs, red bricks and grey roof tiles and some first-floor render. Hollowdene runs parallel to Gawber Road and at a lower level with houses on one side of the road only and parking bays on the opposite side of the road.

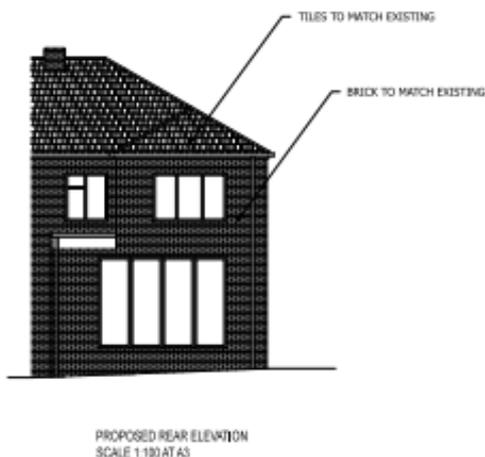
Site History

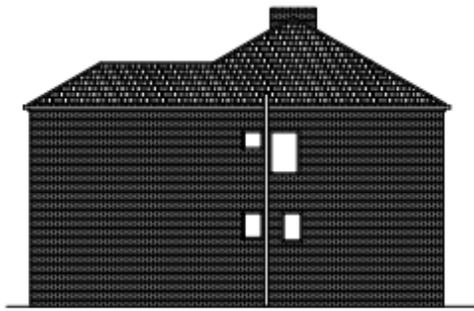
B/74/2174 – predates electronic working.

Detailed description of Proposed Works

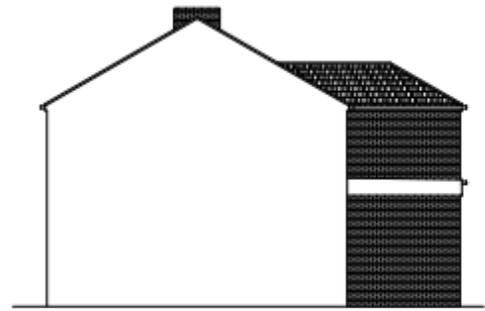
Although proposed as a two-storey extension, the extension is partly single storey. The extension has been designed such that the ground floor element is nearly the full width of the rear wall of the existing house and has a height of 3.6m; and the first floor element is significantly inset from the joint boundary with the adjoining semi such that the two storey element would not break a 45 degree line drawn from the middle of the neighbours closest bedroom window. It has a pitched roof which is set down from the height of the main house roof. The extension does not have any windows proposed in either side elevation, projects 3 metres from the back wall of the existing house and the proposal indicates that the extension would have red brick and grey slate tiles to match those on the existing house.

Proposed elevations



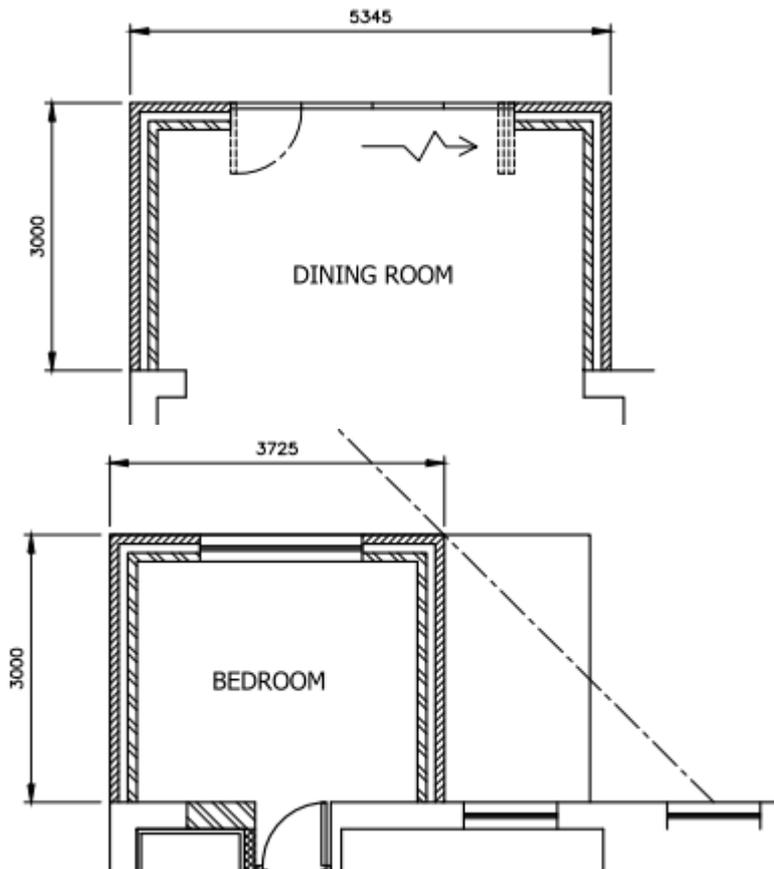


PROPOSED END ELEVATION
SCALE 1:100 AT A3



PROPOSED END ELEVATION
SCALE 1:100 AT A3

Proposed floor plans



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 SPDs 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.

No representations 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 a residential area that is designated as Urban Fabric in the Barnsley Local Plan. 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 Supplementary Planning Document for House extensions and other domestic alterations establishes general principles for house extensions, including that they should be of a scale and design that harmonises with the existing building and be subordinate.

The scale and design of the extension reflects the character of the existing dwelling and are considered to be acceptable. The application indicates that the extension would be built of facing and roofing materials to match those on the existing house and a condition would secure this.

The extension is considered to be acceptable in visual terms and to be in compliance with Local Plan policy D1, and as such carries moderate weight in favour of the application.

Impact on Neighbouring Amenity

The Supplementary Planning Document for House extensions and other domestic alterations indicates that single storey extensions on semi-detached dwellings should not have an eaves height exceeding 2.5 metres where the extension would project beyond 3 metres. The proposed single storey element, with a flat roof at a height of 3.6 metres, does exceed 2.5 metres, but it projects exactly 3 metres. The semis have significant underbuild to the rear, which means that the impact of the height of the extension is less than might be expected; and the single storey extension, alone, would be permitted development. Thus, there is a clear fallback position that the applicant could employ, and it is concluded that the

impact of the ground floor element alone would not adversely affect the amenity of the adjoining dwelling to an unreasonable degree.

The SPD recognises that two storey extensions can have a greater impact in terms of overshadowing than single storey extensions; it recommends that two storey rear extensions should not normally abut a party boundary and should be designed with a rear projection of less than 3.5 metres. It also establishes the 45-degree test and it is demonstrated on the submitted first floor plan that the two-storey element does meet the 45-degree test. The extension does not include any new windows in the side walls that could affect the privacy of neighbouring houses. It is concluded that the proposal would not result in any material harm to the amenity of neighbouring properties and is in compliance with Local Plan policy GD1. This carries moderate weight in favour of the application.

Highways

The application site does not have any off-street parking and the proposal does not intend to change this. Hollowdene has houses on one side of the road only and parking bays on the opposite side of the road. There would be no impact on parking or highway safety conditions and this carries no weight.

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

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.

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.