

**Application Reference:** 2025/0315

**Location:** 60 Intake Crescent, Dodworth, Barnsley, S75 3NW.

## Introduction

This application seeks planning permission for the demolition of an existing conservatory to the rear and the erection of a replacement single storey rear extension.

## Relevant Site Characteristics

This application relates to a corner plot located on the south side of Intake Crescent and in an area that is principally residential characterised by two-storey semi-detached dwellings of a similar scale and appearance.

The application property is a two-storey semi-detached dwelling constructed of brick with a rosemary tiled pitched roof. The property benefits from an existing single storey conservatory to the rear. The property is fronted by a small garden bounded by a hedge and brick wall with timber infill panels to the north and east. There is a driveway to the side and a larger garden to the rear accommodating several existing detached outbuildings. Vegetation and trees are largely confined to the south within the plot.



## Site History

B/02/1641/DO	Single residential dwelling.	Withdrawn.
B/03/0248/DO	Erection of detached dwelling (Outline).	Refused.

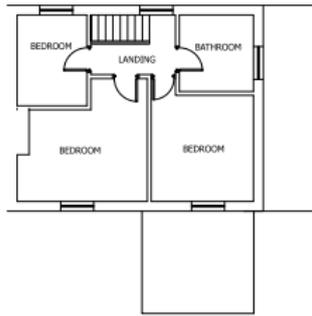
## Detailed Description of Proposed Works

This application seeks planning permission for the demolition of an existing conservatory to the rear and the erection of a replacement single storey rear extension.

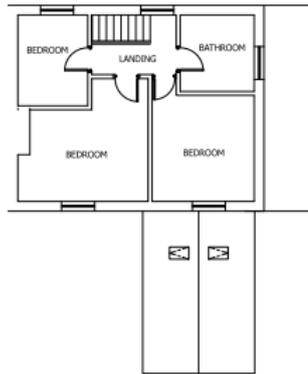
The proposed extension would measure approximately 5 metres (L) x 3.4 metres (W) x 3.6 metres (H). This extension would adopt a gable pitched roof and would be constructed of closely matching external materials.

During the application process, the proposal was amended to remove a first-floor balcony because of concerns regarding overlooking and loss of privacy and increased noise and disturbance.

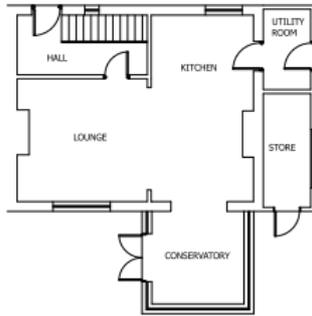
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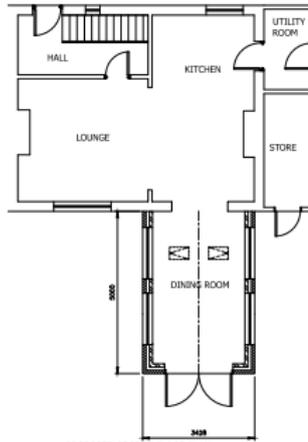
EXISTING FIRST FLOOR PLAN  
SCALE 1:100 AT A3



PROPOSED FIRST FLOOR PLAN  
SCALE 1:100 AT A3



EXISTING GROUND FLOOR PLAN  
SCALE 1:100 AT A3



PROPOSED GROUND FLOOR PLAN  
SCALE 1:100 AT A3

SCALE BARS	
1:100	1 2 3 4 5
1:200	2 4 6 8 10
1:500	5 10 15 20 25
1:1250	25 50

DO NOT SCALE. Contractor to check all dimensions and report any omissions or errors.

**NOTES**

1	1:100	1:200	1:500	1:1250
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JOB DESIGN Ltd  
1, Oak Road  
Gawthorpe  
S75 4JZ  
MR. CLIVE BERRY  
MR. CLIVE BERRY  
PLM: 25705 84220  
EMAIL: jerry@jerrydesign.co.uk  
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Client: **MR. & MRS. MELLOR**

**PROPOSED PLANS**

60 INTAKE CRECENT  
DODWORTH  
BARNSELY  
S75 3NW

**PROPOSED SINGLE STOREY REAR EXTENSION**

**PLANNING**

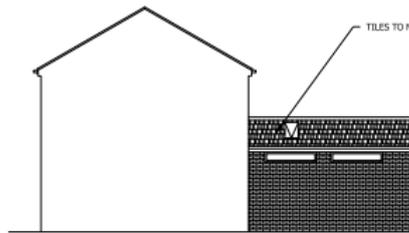
**FIRST ISSUE**

Scale of A3	Drawn by	Date
1:100	JERRY	25/04/2020
Checked by	Date	Approved by
JERRY	25/04/2020	JERRY
Project No.	Drawing No.	Revision No.
MVM001	004	A

Drawing No.	Rev No.
MVM001 -003	A



PROPOSED REAR ELEVATION  
SCALE 1:100 AT A3



PROPOSED END ELEVATION  
SCALE 1:100 AT A3

SCALE BARS	
1:100	1 2 3 4 5
1:200	2 4 6 8 10
1:500	5 10 15 20 25
1:1250	25 50

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1, Oak Road  
Gawthorpe  
S75 4JZ  
MR. CLIVE BERRY  
MR. CLIVE BERRY  
PLM: 25705 84220  
EMAIL: jerry@jerrydesign.co.uk  
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Client: **MR. & MRS. MELLOR**

**PROPOSED ELEVATIONS**

60 INTAKE CRECENT  
DODWORTH  
BARNSELY  
S75 3NW

**PROPOSED SINGLE STOREY REAR EXTENSION**

**PLANNING**

**FIRST ISSUE**

Scale of A3	Drawn by	Date
1:100	JERRY	25/04/2020
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JERRY	25/04/2020	JERRY
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PROPOSED END ELEVATION  
SCALE 1:100 AT A3

## Relevant Policies

### The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. The following Local Plan policies are relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy GD1: General Development.*
- *Policy D1: High quality design and place making.*
- *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 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.

Central to the NPPF is a presumption in favour of sustainable development (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *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 this guidance 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 following SPDs are relevant in this case:

- *House extensions and other domestic alterations (Adopted March 2024).*
- *Parking (Adopted November 2019).*

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

## **Consultations**

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

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 were received.

No statutory or non-statutory consultees were consulted on this application.

## **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 of Development

Extensions and alterations to a dwelling are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

### Impact on Neighbouring Amenity

The House extensions and other domestic alterations SPD establishes that single storey extensions to the rear of semi-detached dwellings should not exceed 4 metres in projection and the eaves height should not exceed 2.5 metres where the extension would project beyond 3 metres. In this instance, the proposed extension would adopt a rearwards projection of approximately 5 metres and an eaves height of approximately 2.6 metres.

The proposed extension would be located centrally on the rear elevation of the application property and would be erected to the east of 58 Intake Crescent and to the west of 1 Intake Cottages. It is acknowledged that the extension would not be in accordance with the Council's design guidance; however, the extension would adopt a restrained eaves and ridge height and would be located away from party boundaries, and because of its location in relation to the sun path and separation from neighbouring properties, any potential overshadowing is likely to occur in the morning or evening and not at peak times for use of a rear garden and the extent of any potential impact would likely be limited to the application curtilage. Moreover, existing boundary treatments comprising high hedges and fencing could offer further mitigation. Whilst the proposed extension would not be in accordance with the Council's design guidance, it could be implemented under the prior notification process for larger home extensions, which allows the erection of single storey rear extensions to semi-detached dwellings up to six metres in rearward projection where no adjacent neighbouring properties object. In this instance, no objections were received, and the proposed development would comply with the relevant criteria and conditions.

Regarding overlooking and loss of privacy, the proposed extension would feature glazed doors and small, highly positioned windows on its rear elevation and each side elevation respectively. It would also feature small roof lights on each roof plane. The development site is well-screened by existing

boundary treatments and the proposal would not give rise to significantly increased overlooking and loss of privacy.

Regarding outlook, the proposed extension would be set away from party boundaries and adjacent neighbouring properties and no windows on the extension would be obstructed.

Considering the above, on balance, the proposal is not considered to be overbearing and would not contribute to significant overshadowing, overlooking and loss of privacy or reduced outlook. As such, this is considered to weigh significantly in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and is considered acceptable regarding residential amenity.*

#### Scale, Design and Impact on Character

The proposed extension would adopt a sympathetic form and features and would be constructed of closely matching external materials. The development site is well-screened, and the extension would not be visible from the surrounding public realm.

Considering the above, the proposal is not considered to adversely affect the character of the street scene. As such, this is considered to weigh moderately in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and is considered acceptable regarding visual amenity.*

#### Impact on Highways

The proposal is not considered to be prejudicial to highway safety because existing off-street parking arrangements within the development site would be retained, and the proposal would not result in a requirement to provide additional spaces.

Considering the above, this is considered to weigh modestly in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.*

#### Planning Balance and Conclusion

In accordance with the provisions of paragraph 11 of the NPPF(2024), the proposal is considered in the context of the presumption in favour of sustainable development and therefore, for the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant local and national planning policies and guidance and planning permission should be granted subject to necessary conditions.

**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 this application, the local planning authority (LPA) has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- *Omit a first-floor balcony atop the proposed extension because of overlooking concerns.*

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 representations, 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.