

Application Reference: 2025/0328

Site Address: 4 Wood View Grange, Penistone, Barnsley, S36 9EG

Introduction: Erection of single storey rear extension.

Relevant Site Characteristics:

Located within a relatively small contemporary housing estate on the outskirts of Penistone, the dwelling itself is a red-brick, three bedroomed, semi-detached house set over 2.5 storeys. The ground floor of the dwelling features an integrated garage and kitchen/diner to the rear. There is a small open plan front garden with a small driveway and a narrow but relatively long rear garden. The attached neighbouring dwelling is of the same house design, but the unattached neighbour is a larger 2 storey detached house, set closer to the front boundary than the application dwelling.

Site History

Since the approval and construction of the estate, there has been no specific planning history relating to this address.

Detailed description of Proposed Works

The proposal is for the addition of a modest sized ground floor extension on the rear elevation. The rear projection of the extension would be approximately 3.6m, with a stated width of 5.7m, but possibly extending up-to 5.76m, but remaining no larger than the width of the original rear elevation or extending beyond any side elevation of the dwelling. The approximate eaves and maximum height of the mono-pitched roof are approximately 2.5m and 3.35m respectively. The application form states that matching materials would be used within the development.

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 neighbour response was received and is detailed within the assessment below.

Penistone Town Council was also notified with no comments or objections being 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 scale of the proposal is proportionate to the size of the original dwelling, with the rear projection of the extension being just 0.6m larger than that which would be allowed through permitted development rights and within the 4m guidance found within the local House Extensions and Other Domestic Alterations SPD. The width of the extension would be acceptable and be no wider than the width of the original rear elevation. Both the eaves and maximum roof height are within the size allowable by permitted development and SPD guidance, with the SPD recommending a maximum eaves height of 2.5m for rear extensions with a projection over 3m. With a relatively standard rear extension design and use of matching materials, regarding scale and design, there would be little or no impact of the character of the original dwelling, and with limited public visibility beyond neighbouring dwellings, there would be again little or no impact on the broader street scene.

Impact on Neighbouring Amenity

One letter of concern about the proposed extension was received, concern was raised about relocation of drainage pipes, which may ultimately be a civil issue, but has been confirmed would also be checked as part of standard building control checks. With work on the extension having already started, concern was also raised about the extension matching plans in relation to the width; being potentially 0.06m wider than the proposed width of 5.7m. Whilst the proposal may extend sideways by 0.06m wider and ultimately be closer to the boundary treatment, this would be an acceptable margin of error within the plans and whilst the core side elevation would remain wholly within the applicants curtilage, any ancillary facias or drainpipes extending onto or over the boundary line would be a civil issue between affected parties.

Due to the original design of the estate and with the adjacent neighbouring detached dwelling set further forward than the application dwelling, it would be completely unavoidable for any extension, even one completed through permitted development not to have an impact on the amenity of this dwelling. However, with no objection received, a significantly larger rear garden

area and the existing impact of the original 2.5 storey height of the original dwelling, the specific impact of this extension would be considered as limited.

In addition to unavoidable impact upon the detached neighbouring dwelling, a partially similar occurrence happens regarding the attached neighbouring dwelling. From a desktop review of the plans, the proposed extension would slightly breach a 45-degree line of sight from the centre position of a small ground floor kitchen-dining room window, located on the neighbour's rear elevation. A second measurement confirmed that if the extension was completed through permitted development, a similar breach of the 45-degree rule would have still occurred. For partial or complete eradication of the breach of the 45-degree rule, a triangular shaped reduction of approximately 1 sqm would be required to be removed from the extension to return to a level of breach which would occur through a permitted development extension, or larger. A 2.2 sqm triangular shaped piece of the extension would be required to be removed to entirely eradicate any breach. In mitigation of the issue, firstly it would be impractical to request a 1 sqm triangular shaped reduction in the build to reduce the impact to the level of which would occur through a permitted development extension, and secondly, the resulting benefit for the neighbouring dwelling would be of very limited benefit.

In further mitigation, whilst the 45-degree breach is not ideal, the overall size of the proposed extension is of an overall modest size. Excluding the 45-degree angle breach, and the rear 0.6m excess in projection, the proposal with its modest eaves and roof height is respectively fully compliant with local policy. In comparison to what could be erected under permitted development rights it is therefore considered that the current proposal would have a limited impact on the amenity of the attached neighbouring dwelling.

With its modest scale and limited public view beyond rear gardens, there would be little or no impact upon the amenity of non-adjacent neighbouring dwellings.

Highways

With the dwelling already being a three bed-roomed house, and existing parking provision maintained and unaffected by the proposals, there would be little or no impact on parking provision or 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.