

Application Reference: 2026/0220

Site Address: 12 Buttermere Way, Ardsley, Barnsley, S71 5DT

Proposal: Erection of a single storey front porch extension and conversion of attached garage.

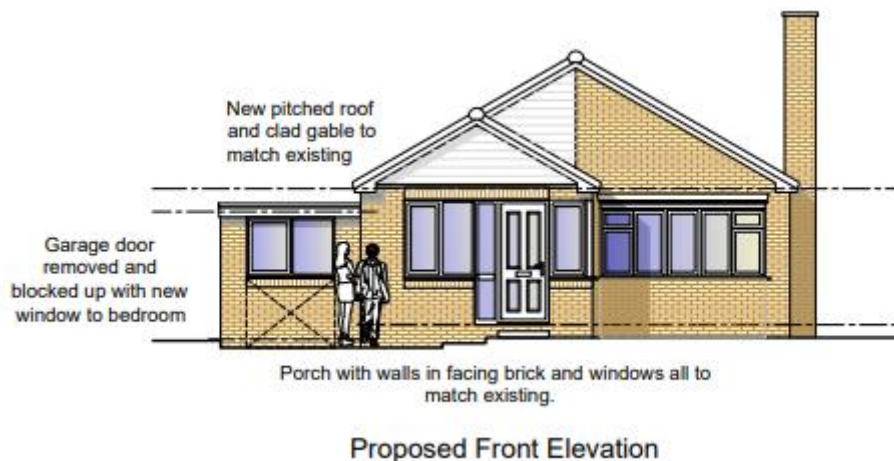
Relevant Site Characteristics

The property is a detached bungalow within the Ardsley area. The surrounding area is characterised by predominantly detached bungalows constructed from similar materials to the site. Gable roof forms are commonplace. The site is located on a small crest of 6 dwellings.

The site provides a small front garden and modest rear garden. The dwelling is constructed from brickwork and features a gable roof form with a white clad infill element to the upper principal elevation of the gable frontage.

Detailed description of Proposed Works

The applicant is seeking permission to erect a single storey porch extension to the front of the dwelling. The extension would have an approximate forward projection of 2.3 metres and an approximate width of 3.9 metres. A gable roof form is proposed with an approximate eaves' height of 2.6 metres and an approximate ridge height of 4.2 metres. The existing garage has been proposed to be altered to a bedroom resulting in the removal of the garage and replacement with a window. An elongated window and door arrangement is detailed to the front elevation along with additional glazing to the front and north elevation. Matching materials have been proposed.



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.

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 Urban Fabric where 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 states 'The front elevation of a building is the most important for its contribution to the street scene. Generally, therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene or cause overshadowing to neighbouring dwellings. Large extensions and conservatories are likely to appear particularly intrusive and will not normally be acceptable.

Extensions at the front of individually-designed, detached houses, which are set back from the highway or set on staggered building lines, may, in certain circumstances, be acceptable. However, the extension must complement the original house and not adversely affect any adjacent property or the street scene.

Porches which fulfil their traditional function of providing shelter for the front door are normally acceptable as long as they respect the design and external finishes of the original dwelling.'

The proposal details a modest forward projection. The proposal would project forward of the existing garage by an insignificant distance. This would allow the proposal to not have an intrusive impact on the street scene but would simultaneously lessen the impact of the flat roofed garage, improving the street scene. The use of the gable roof form is in keeping with the character of the dwelling and the street scene.

The proposed elongated window and door arrangement matches the existing elongated window and door arrangement and location is similar to the existing arrangement. Additional glazing has been proposed which is in keeping with the dwelling and would provide a modern design allowing significant light into the porch area.

The proposed garage alteration to a bedroom would not detract from the character of the dwelling and is acknowledged to be works which would qualify as permitted development.

The use of matching materials is to the proposals benefit and allows the extension to be in keeping with the character of the dwelling and street scene.

It is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making and as such carries considerable weight in favour of the application.

Impact on Neighbouring Amenity

The proposed extension would be erected to the north of 103 Cumberland Drive. Given the proposal is to the north, there would be little impact from loss of light. Additionally, the proposal provides a minimal projection and is substantially screened by the existing garage and boundary treatment.

The proposed extension would be to the south of 10 Buttermere Way. The extension would provide a modest ridge height which is lower than the existing dwelling and would be mostly screened by the existing dwelling. The extension should therefore not result in any overshadowing to the north. The neighbouring property features a garage arrangement similar to the site which would substantially screen the proposal.

It is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1 General Development. This carries considerable weight in favour of the application.

Highways

The proposal would not increase the number of bedrooms on site. The proposal would result in the loss of the garage; however, the size of the garage is not large enough to qualify as the loss of a parking space. It is acknowledged the applicants' proposed changes to the front garden space which will allow for parking of up to two cars. It is considered the remaining onsite parking would be acceptable.

As such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety. This carries moderate weight in favour of the application.

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

Amendments were requested and received during the application process to alter the proposed materials to be matching to the existing dwelling as opposed to render.

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.

Conditions

- 1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

- 2) The development hereby approved shall be carried out strictly in accordance with the amended plans

Site Location and Block Plans DJE-OO-A-1000 P1
Proposed and Existing Site Plans DJE-OO-A-1001 P1
Existing & Proposed Plans DJE-OO-A-2000 P1
Existing & Proposed Front & Rear Elevations DJE-OO-A-3000 P2
Existing and Proposed Side Elevations DJE-OO-A-3001 P2

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 3) The external materials shall match those used in the existing building.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

Informatives

- 1) The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

- 2) This permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant.