

**Application Reference:** 2025/0550

**Site Address:** 2 Pagnell Avenue, Thurnscoe, Rotherham, S63 0RF

**Introduction:** This application seeks full planning permission for the erection of a two storey side extension

**Relevant Site Characteristics:**

Located in a residential estate on the southwestern edge of Thurnscoe, the red brick semi-detached house with a tiled side gable roof sits within a corner plot with an access track separating the dwelling from its neighbouring dwelling on Southfield Crescent. The access track appears to be for farm access to the agricultural fields on the opposite side of partway built upon a dismantled railway, located to the rear of Pagnell avenue. Features of the house include a front bay window with an integrated canopy stretching over the front door, a ground floor single story rear extension, and currently , a detached garage located adjacent to the side elevation and connected to it by a decorative archway. Whilst the rear garden is fully enclosed, the side and rear garden are almost entirely enclosed and feature a lawn in front of the dwelling, an open driveway in front of the garage, and gravelled side garden.

**Site History**

<b>Applications</b>	<b>Details</b>	<b>Approved or refused</b>
B/91/0411/DE	Planning permission approved on 30th April 1991 for erection of two- storey and single storey extensions to dwelling.	Approved
B/81/0177/DE	Residential development	Approved
B/79/2856/DE	Outline for erection of 110 dwellings	Unknown

**Detailed description of Proposed Works**

The proposal is for a two-story side extension which would replace the existing detached garage. The side projection would have approximate measurements of 3.5m for the side projection, a ground floor length of 8.32m, first-floor length of 7.82m, eaves height of 4.9m and a ridge height of 7.03m. The application form confirms that materials used would match those used within the existing building.

**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 Comments were 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 proposal is for a typical style of two storey extension. Following a request, the proposal was amended to meet the scale and design requirements outlined within the SPD House Extensions and Other Domestic Extensions. The extension now features a first floor set back, a step down of the roof, and most significantly, the width of the side projection is now less than half of the average width between the original side elevation and diagonal boundary treatment. Additionally, the width of the extension is now also less than two thirds of the width of the original dwelling. With the existing detached garage proposed to be removed to make way for the extension, this somewhat reduces the impact proposal by being located closer to the host dwelling, With the proposal set within adequate curtilage and meeting local policy requirements, it would be considered to have a limited impact on the scale, design or character of the dwelling, in accordance with Local Plan Policy D1.

Matching materials of brick, roof tiles and UPVC windows are proposed, which along with a set back of the first floor and step down of the roof would replicate the existing dwelling whilst also showing subordination to the host dwelling. As the overall design of the proposal is that of a typical two-storey extension, and is compliant with local policy, its impact upon the scale, design and character of the dwelling, and broader street scene would be considered as limited.

### Impact on Neighbouring Amenity

The location of the dwelling could be considered as unique, it is sited at the end of Pagnell Avenue with a track separating its relatively large side curtilage from the equally large curtilage of its neighbouring dwelling on Southfield Crescent, although appearing to be a continuation of Pagnell Avenue. To the rear of the dwelling is a small area of trees and shrubs adjacent to footpath constructed along a former railway line and then agricultural fields beyond. With very good separation from the unattached neighbouring dwelling and no dwellings to the rear, the only neighbour who may be directly affected by the proposal would be the attached neighbouring dwelling. However, with the extension being wholly constructed within the confines of the opposite side elevation of the dwelling, there would be no direct impact of the proposal on this neighbouring dwelling. With no impact on any neighbouring dwellings and assumed to be no impact on the broader street scene, there would be little or no impact on residential amenity.

### Highways

The proposal will slightly impede on existing parking provision as the proposal is set slightly forward of the existing garage, which would be removed but is not of a size to be considered as a formal parking space. An additional bedroom is proposed which would increase the number of bedrooms from three to four, but this would not trigger a requirement for additional parking provision as only a minimum of two spaces is required for dwellings of three or more bedrooms. Even with the proposed extension and loss of garage, the curtilage is of sufficient size to maintain a minimum of two park spaces. With ample in curtilage parking, there should little 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**

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- The original plans for the extension proposed a side projection of 4m and featured no set back or step down of the roof.

### **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.**

**Conditions and Informative**

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 (Location Plan (Unnumbered); Block Plan (Unnumbered); Existing Plans and Elevations MS7725 – 01; Proposed Plans and Elevations MS7725 - 02 A) and specifications as approved unless required by any other conditions in this permission.

**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.**

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.**

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