

**Application Reference:** 2025/0888

**Site Address:** 30 Thurnscoe Lane, Great Houghton, Barnsley, S72 0DY

**Introduction:** This application seeks full planning permission for the Single storey front extension, addition of 2 x front dormers 2 x rear dormers.

**Relevant Site Characteristics:**

Located on street of predominantly individually designed dwellings, overlooking agricultural land on the opposite side of the road; the application dwelling is a uniquely designed 1.5 storey red brick dwelling featuring a minimalistic designed front elevation, with the most prominent feature being a single dormer window, sat a above a front window below.



**Site History**

There is no recorded site history for this address.

**Detailed description of Proposed Works**

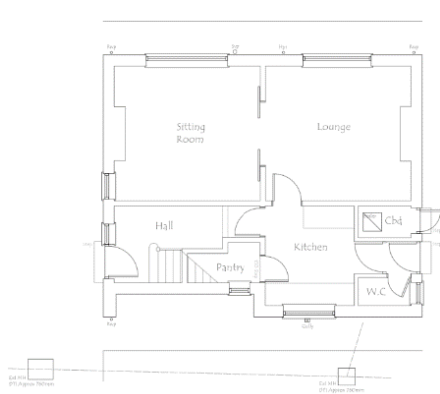
The proposed works would expand the useable living space within the roof, through the addition of two larger dormer windows on the front elevation, which would be achieved without raising the roof. On the rear elevation, the ridge height would also not be increased but the pitch of the roof would be significantly altered. This allows for the rear and side elevation walls to be extended up to the new roof line.

The existing front dormer window would be removed and replaced with a double height roof light, whilst two side and one rear elevation first floor windows would be bricked up. On the ground floor side elevations, one window would be bricked up, and an existing door and adjacent window converted into one larger window.

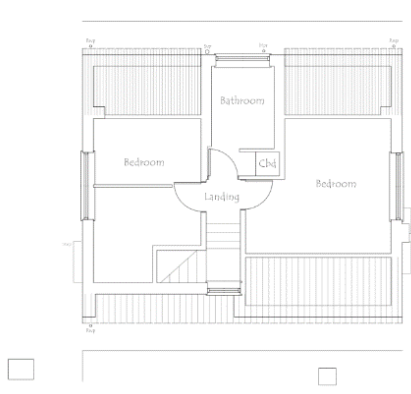
The existing ground floor setback within the front elevation would be infilled with an extension which would also project beyond the furthest extent of the original front elevation, adding a new front door and extra window.

Part of the works, as noted on the plans would be constructed through permitted development rights. Supporting documentation has been provided, detailing how these works meet the allowable spacing standards of permitted development.

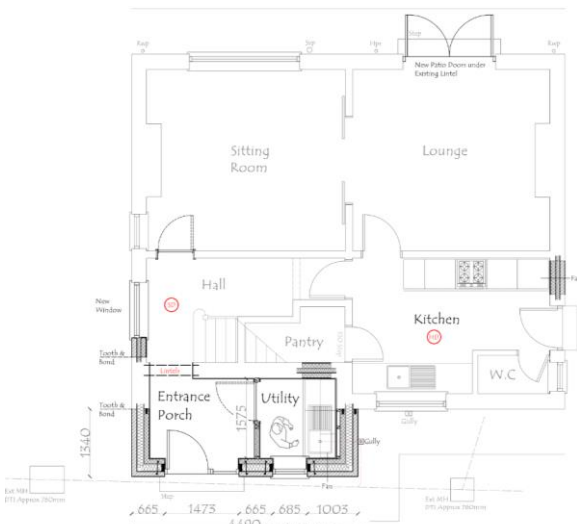
## Existing and Proposed Plans



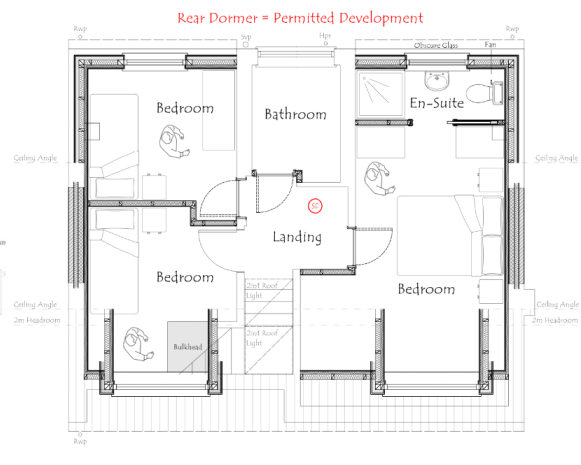
Existing Ground Floor Plan



Existing First Floor Plan

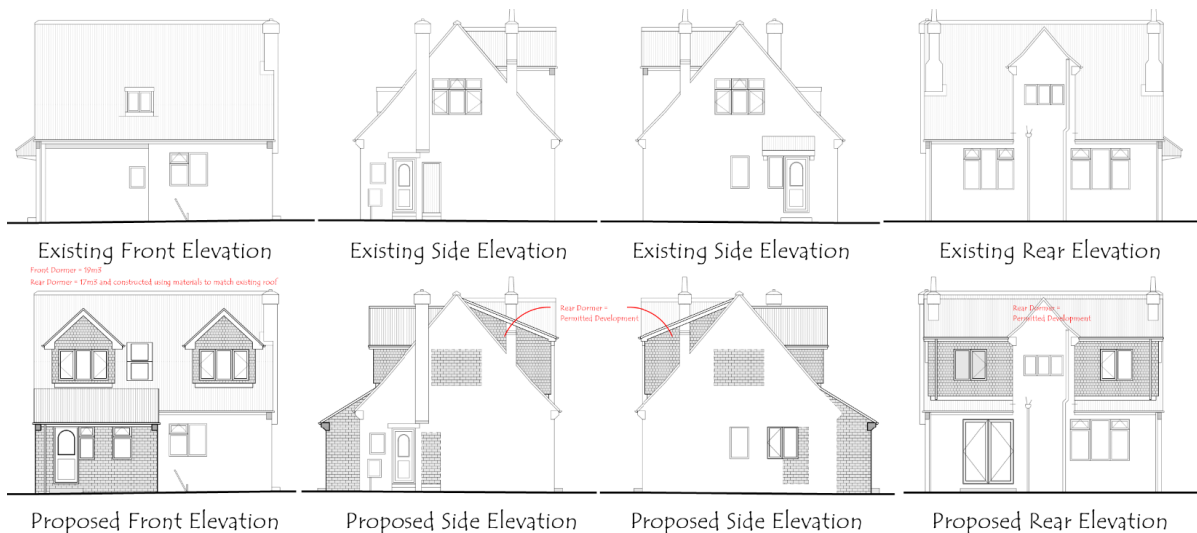


Proposed Ground Floor Plan



Proposed First Floor Plan

## Existing and Proposed Elevations



## 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 have been received

Great Houghton Parish Council – No comments or objections.

#### **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

The site falls within Urban Fabric which has no specific land allocation. 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 street scene is varied with the 1.5 storey dwelling sitting between a bungalow and a two-storey dwelling, with the application dwelling partially resembling a dormer bungalow. The design and subsequently the character of the dwelling is of a unique design with just two small windows and a small dormer window featuring on the front elevation.

The rear elevation features a two-story gable wall featuring a high first storey window, two large chimneys, and two relatively large windows, which complete the rear elevation. With no front or rear entrance doors, two side entrance doors and another two large first floor windows add to the unique design and character of the house.

The proposed changes are numerous but aid in achieving a more traditional appearance for the dwelling, which ultimately extends the existing character of the dwelling. This is achieved firstly, through the addition of a front door on the principal elevation, although located within a front extension. Secondly, whilst not usually a positive design feature, especially with limited dormer windows elsewhere within street scene, on this occasion the proposed front dormer windows add extra character whilst at the same time not having a negative impact on neighbour dwellings or the broader street scene. Two notable positives are the use of pitched roof dormers, and the use of hanging tiles to match the existing roof, both of which are the preferred style for dormers, as outlined in the SPD House Extensions and other Domestic Extensions.

The front elevation of the dwelling currently features an unusual setback which features only one small window. The proposed modest sized front extension would infill this void, in the style of a porch which would extend approximately 1.34m beyond the current furthest aspect of the front elevation and have a width of 4.49m. The proposed roof would be mono pitched with a height of approximately 3.82m and feature an eaves height of 2.55m. The inclusion of a front door and two small windows would support a more traditional appearance for the front elevation whilst not having significant harm to the character of the dwelling or street scene.

The entrance door on the eastern side elevation is to be replaced by a window whilst the western side door would remain, along with new glazed patio style doors on the rear elevation. Two new first floor windows are also proposed for the rear elevation, located in the heightened rear elevation walls.

More noticeable alterations to the rear and side elevations would have the potential for a greater impact on the design and character of the dwelling. The direct view of the rear elevation would have limited public view beyond the rear neighbouring dwellings but the for the side elevations, which include large amounts of new brickwork below the roof, and prominent side views of the works to the rear elevation, are more significantly visible.

Despite a standard planning condition which requires the use of matching materials, which would be reflected in brickwork of a similar style to that used within the existing dwelling, overall

the view of the side elevation, which consist of lots of new brickwork, was considered quite distracting from the original character of the dwelling, and subsequently the broader street scene. The proposed rear dormers and new roof pitch were also of particular concern.

Following discussions with the applicant's representative, whilst the stance upon the proposal having a significant impact on the character of the dwelling, and a moderate impact on the broader street remain; the proposed works, as reflected in the updated plans, would be considered as permitted development. Therefore, whilst the proposed works to the rear roof, which maintains the original eaves height, and addition of dormer windows could not be approved by the planning department, they do not actually require planning approval but may remain subject to building control approval.

In assessment of the proposal excluding the works deemed as permitted development, the works would be considered to have a modest impact on the original scale, design and character of the dwelling. When the additional works to be completed through permitted development are included, the impact, overall would be considered as moderate, but this must be disregarded,

In respect of the works which require planning consent, the proposal would be compliant with Local Policy D1 and GD1, which carry moderate weight in favour of the proposal. Regarding the works to be completed through permitted development, they are in accordance with class B and Class C of Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO).

#### Impact on Neighbouring Amenity

The significant nature of the works has the potential for negative impacts on neighbouring dwellings. However, starting with the front elevation, the proposed dormer windows, and ground floor extension would have little or no impact on the amenity of any nearby dwellings. Especially given the dwelling is set back approximately 16m from the front boundary, and there are no neighbouring dwellings on the opposite side of the road.

The works to the side elevations would predominately provide an improvement to neighbouring amenity with the loss of an entrance door, replaced by a modest sized window, and a window located on the opposite side elevation being bricked up. Additionally, two large first floor side windows are also proposed to be bricked up. With the height of the roof technically not being raised, but with the walls below the roofline being increased, this may have an insignificant impact on light levels of the neighbouring dwellings.

The height increase of the rear elevation, below the altered roof, along with the additional first floor windows, and the proposed patio style doors would all have a negligible impact for the two adjacent dwellings. With approximate distances of 23m to the rear boundary, and 43m to the rear neighbouring dwellings, there would be no impact from the proposed works on these neighbouring dwellings.

In specific regard to the proposed dormer windows, although completed through permitted development and not requiring assessment, they would be unlikely to have little or impact upon residential amenity.

Concluding, despite the significant nature of the works, it would be considered that there would be little or no impact on neighbouring amenity. The proposal would be in accordance with local policy GD1, which carries moderate weight in favour of the proposal. Additionally, the aspects of the proposal completed through permeated development appear to be in accordance with class B and Class C of Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO).

### **Highways**

There is an increase in the number of bedrooms within the dwelling from two to three, but there are no proposed changes to the access or parking provision which includes a detached garage, although of a size which appears not to meet current highways standards. Regardless of the garage, the existing driveway provides enough provision for the parking of at least two vehicles within the curtilage, which meets local policy requirements. For three bedroomed dwellings. This would result in no impact on highways 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:

- A street scene plan was requested to illustrate the impact of the proposal within the street scene.
- Concern over the impact upon visual amenity, caused by the proposed works to the rear elevation were rejected, and instead the works were changed to be completed through Permitted development.

### **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 (Plans and Elevations 2025.00290.000 DWG NO. PL001 REV A; Proposed Street Scene 2025.00290.000 DWG NO. PL002 Scene) 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.**

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.