

Application Reference: 2025/0333

Site Address: 10 Church Grove Monk Bretton Barnsley S71 2EY

Introduction:

This application seeks full planning permission for the erection of a single storey wrap around side and rear extension and the erection of 'L' shaped detached garden building containing garden store and games room

Relevant Site Characteristics

The semi-detached, single storey, red brick property is located in a purely residential area which is characterised by single storey dwellings of various designs. The dwelling is located at the head of a cul-de-sac and is set back from the highway. It benefits from a driveway to the west of the dwelling with a modest rear garden enclosed with a 2m brick and infill panel boundary wall along the rear boundary and a close boarded timber fence along the side boundaries.

Vehicular access is taken from the head of the cul-de-sac with a driveway to the west of the property and a small enclosed area of grass to the front.

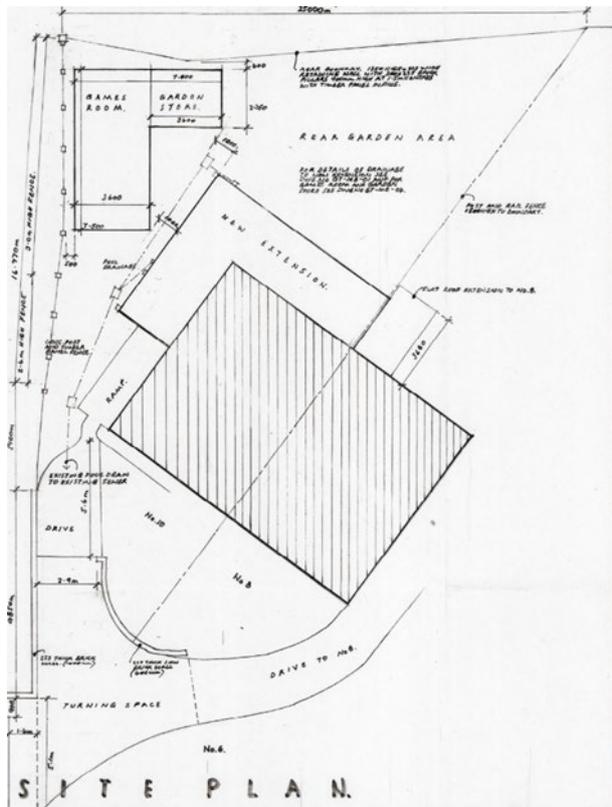
Detailed description of Proposed Works

The applicant seeks permission for the erection of a single storey wrap-around side and rear extension and the erection of a single storey 'L' shaped detached garden building containing garden store and games room.

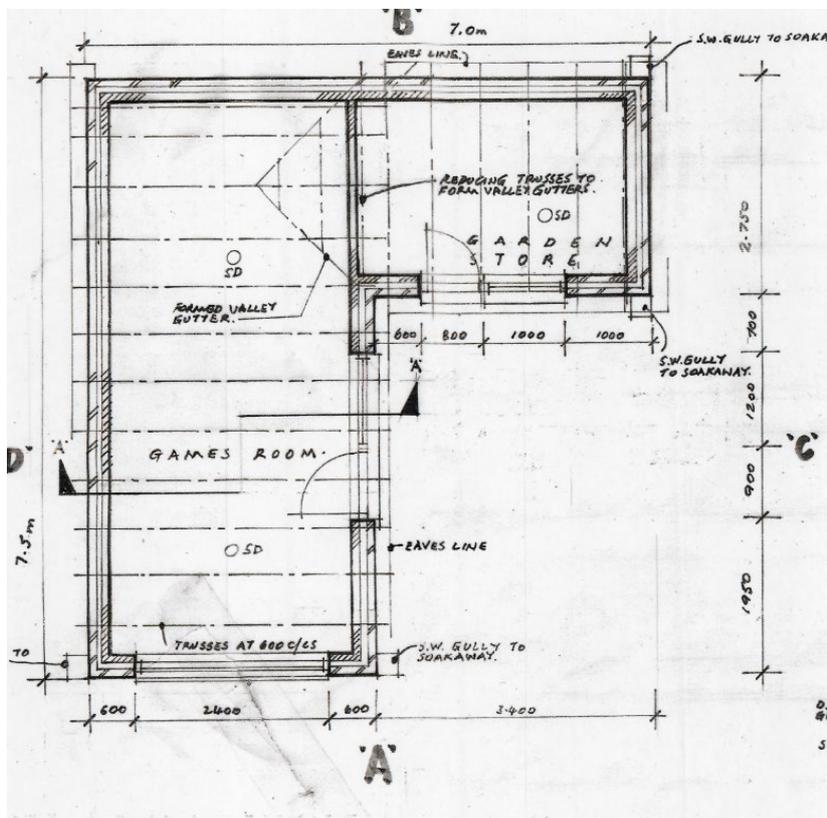
The single storey wrap-around extension is to project 3m from the rear elevation, extending along the full width of the dwelling and 3m beyond the side elevation, returning 5m along the side elevation. The extension is to be set-back from the front elevation by approximately 4.8m. the extension is to have a height of approximately 2.7m to the eaves and 4.7m to the ridge.

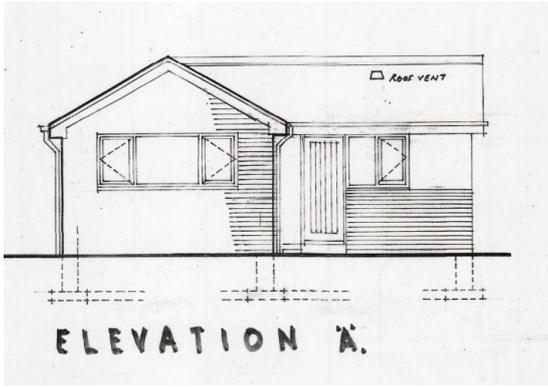
The detached outbuilding is to 'L' shaped, measuring 7.5m by 7m, with a 2.75m return, and a height of 2m to the eaves and 3.4m to the ridge.

Site Plan

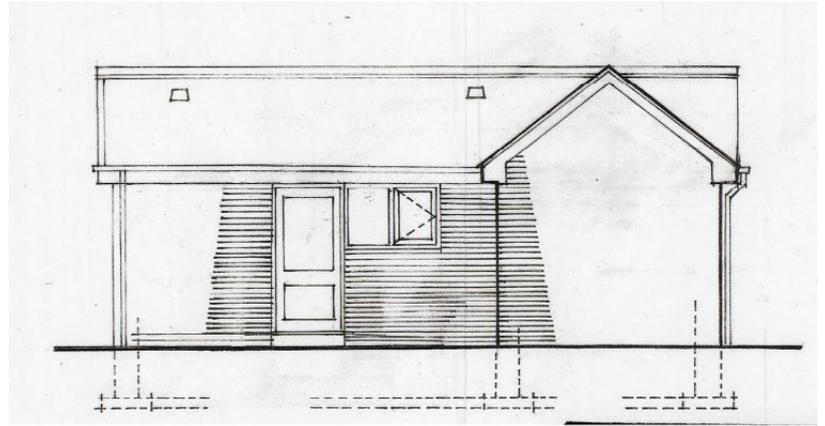


Outbuilding

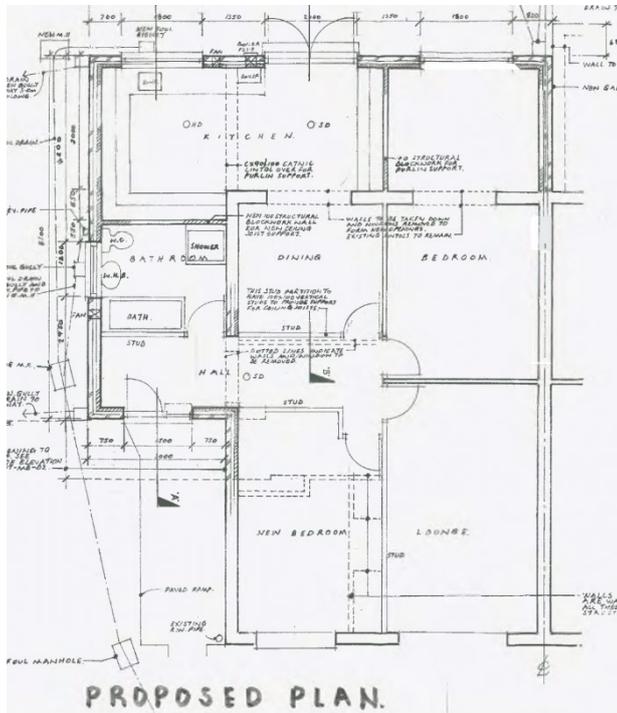




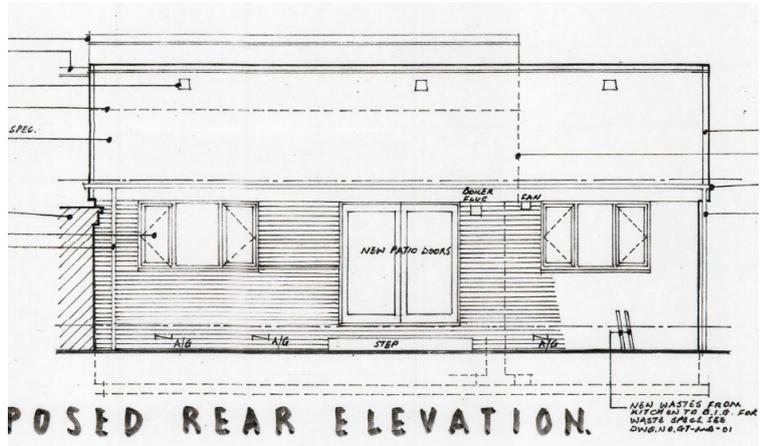
ELEVATION A.



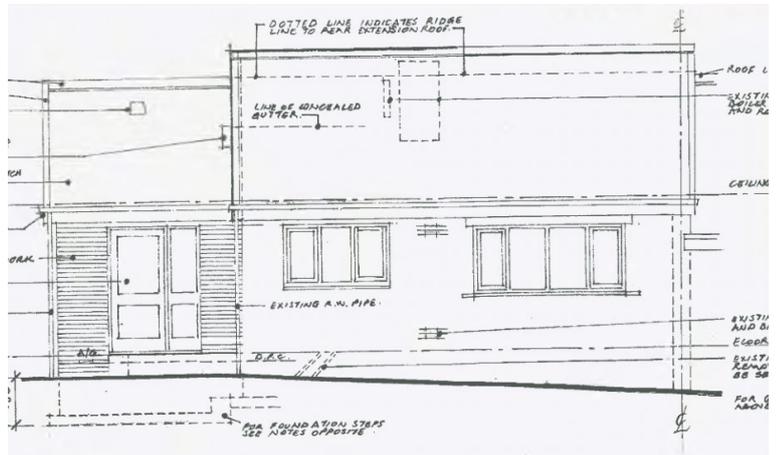
Rear Extension



PROPOSED PLAN.



PROPOSED REAR ELEVATION.



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.

Impact on Neighbouring Amenity

The proposed rear and side extension would wrap around the north-west corner of the dwelling, and given the properties siting to surrounding dwellings, and the presence of a single storey rear extension on the attached property would not lead to an increase in overshadowing or reduce levels of outlook to an unreasonable degree.

The proposed extension would primarily have windows on the rear elevation, however they would be located a significant distance from the rear boundary and as such would not lead to an increase in overlooking.

It is acknowledged that a window is proposed on the north-western side elevation facing towards the rear of the properties fronting onto Cross Street. However, this window would serve a bathroom (a non-habitable room) and the existing boundary treatment would provide adequate screening to limit increase levels of overlooking. In addition, as this is to serve a bathroom, it is likely that the window would be fitted with obscure glazing.

The detached outbuilding is to be located within the north-east corner of the plot, which, as mentioned previously is set at a lower level than the properties to the rear which front onto Coronation Street. Whilst the outbuilding is located to the south of these properties it is designed with a low eaves and ridge height, with the roof sloping away from the boundary, lessening the impact on the properties beyond.

Whilst there are windows proposed on the eastern side elevation, they face into the garden and are located a sufficient distance from the boundary. In addition, the existing boundary treatment would provide adequate screening to limit increasing levels of overlooking.

In light of the above, and that no objections from neighbouring properties have been received, 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.

Scale, Design and Impact on the Character

The Supplementary Planning Document for House Extensions and Other Domestic Alterations states that detached garages and outbuildings should relate sympathetically to the main dwelling in style, proportions and external finishes.

Detached garages and outbuildings should be single storey structures, and the eaves height should not normally exceed 2.5m from ground level, whilst the ridge height should not exceed 4m.

The document also states that single storey rear extensions to semi-detached properties should not project more than 4m from the rear elevation and the eaves height should not exceed 2.5m, that side extensions should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection, i.e. more than 2/3 the width of the original dwelling.

The extension is a single storey extension, it is on a single storey dwelling and therefore is tantamount to a two-storey extension on a two-storey property. The document also states that two-storey side extensions should have a set back from the front elevation by at least 500mm, to allow for a vertical break in the roof plane, a lowering of the ridge line and to reduce the terracing effect. The set back also lessens the unsightly bonding of old and new materials.

The proposed extension meets all the requirements of the SPD, in terms of rearwards and sideways projection and the provision of a set-back.

The site is located at the head of a cul-de-sac and set back from the highway, it is not considered that the erection of the proposed extension and detached outbuilding would form a dominant feature within the street scene and as such is acceptable.

The proposed extension and detached games/garden room have been designed to harmonise with the original dwelling in terms of the construction materials which match the original dwelling and the layout and size of the windows located within it. 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 significant weight in favour of the application.

Highways

Supplementary Planning Document – Parking sets out the parking standards for dwellings; a dwelling comprising of 3 or more bedrooms requires the provision of 2no off street parking spaces.

The proposed development does not result in the loss of existing off-street parking, nor does it result in the requirement of additional parking provision, and as such 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 significant 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

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, the amendments made, have been made by the applicant.

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.