

Application Reference Number:	2025/0924		
Application Type:	Householder		
Proposal Description:	Erection of a two storey side extension and single storey rear extension		
Location:	24 Coronation Crescent, Birdwell, Barnsley, S70 5RN		
Applicant:	Mr Edward Walton		
Third-party representations:	None	Parish:	None
		Ward:	Rockingham Ward

Summary:

This planning application seeks householder planning permission for a two-storey side extension and single storey rear extension.

The site falls within Urban Fabric as allocated by the adopted Local Plan. Development comprising alterations to an existing residential building are considered acceptable in principle if proposals would not significantly adversely affect residential amenity, visual amenity, highway safety, and where satisfactory standards of design are achieved.

The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).

Recommendation:

Approve subject to conditions

Site Description

The dwelling is a two-storey semi-detached dwelling located in Birdwell. Coronation Crescent has a consistent residential street scene featuring a mix of two-storey semi-detached dwellings and detached bungalows. The dwelling has a garden area to the front and driveway to the side with a small extension. To the rear is a garden area and detached outbuilding.



Proposed Development

The applicant seeks approval for the erection of a two-storey side extension with a side (northeast) projection of 2.6 meters and a width of 6.95 metres. The extension features a hipped roof with a ridge height of 7.75 meters and an eaves height of 4.85 metres. There is a single storey rear extension off the two-storey side extension with a projection of 3 metres and a width of 2.6 metres. This extension has a mono pitched roof with a ridge height of 3.65 metres and an eaves height of 2.55 metres. The materials used for all extensions will be matching brickwork and roof tiles.



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 on 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.

Local Plan Allocation – Urban Fabric

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

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 Documents

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.

Representations

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.

Consultations

Forestry – No objections

Assessment

The main issues for consideration are as follows:

- The acceptability of the principle of the development
- The impact on the character of the area
- The impact on the character of the host dwelling
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards

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; however, the site and surrounding area is made up principally of housing. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

Impact on Neighbouring Residential Amenity

No objections were received from neighbouring properties. The proposed side extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing due to its modest projection and its height not exceeding that of the existing dwelling. It is set in line with the adjacent dwelling and does not project beyond the existing front or rear elevations at first floor level.

Equally, it is not considered overbearing due to its restrained size and massing in relation to the host dwelling. Potential overlooking will also be limited as the first-floor window on the side elevation is for the landing and not a habitable room. This weighs significantly in favour of the proposal.

The SPD states that for single storey rear extensions *“on semi-detached dwellings an extension should not project more than 4 meters and again, the eaves height should not exceed 2.5 meters where the extension would project beyond 3 meters”*. The proposed rear extension at ground floor level complies with the above criteria as it has a modest projection of 3 metres and an eaves height of 2.55 metres.

Therefore, the proposed rear extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. This weighs significantly in favour of the proposal. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Scale, Design and Impact on the Character of the Dwelling

The SPD states that *‘materials should normally be of the same type, colour and texture to the existing house or as close a match as possible’*. In this case, the proposed materials for both extensions will match the host dwelling with matching brickwork and roof tiles being used which is acceptable. This weighs significantly in favour of the proposal.

The SPD states *“all two-storey side extensions should therefore have a pitched roof following the form of the existing roof”*. The proposed extension utilises a hipped roof which follows the form of the existing dwelling’s hipped roof, is set down from the main roof line and aligned at the eaves. This weighs significantly in favour of the proposal. Furthermore, the roof for the rear extension is a mono-pitched roof which is suitable for this style of extension and therefore acceptable.

The SPD states *“to prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling”*. The two-storey side extension is setback 0.6 metres from the front wall of the existing dwelling which is an acceptable setback distance in line with the above. This weighs significantly in favour of the proposal.

The SPD states that *“the sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling”* in order to ensure subordination and that the original dwelling is retained as the dominant feature of the dwelling. A projection of two thirds of the original dwelling is 3.53 metres, and the proposed projection is less than this at 2.6 metres and therefore acceptable. This weighs significantly in favour of the proposal.

The proposed extensions conform to the SPD in terms of the external materials, roof types, set down and setback; therefore, they will have little impact upon the character of the street scene due to the harmony with the existing dwelling. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Highway Safety

The current layout includes parking for 2no. cars. Although the proposal increases the number of bedrooms, it does not increase the number of parking spaces required under SPD 'Parking'. However, the side extension would reduce the total number of off-road parking spaces down from 2 to one which would be contrary to the SPD. A garage is proposed in the extension but it is not of sufficient size to qualify as a parking space and could only be used for storage, albeit that storage could be for a motorbike, moped or bike etc.

It should be acknowledged, however, that a single storey side extension could be built under permitted development rights which would result in a similar outcome. There is also space to the front of the dwelling to accommodate a further parking space if required in future. It should also be noted that NPPF paragraph 116 states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety. Given the nature of the proposal and the location it sits, the loss of the 2nd parking space would not result in an unacceptable impact, therefore, a refusal would not be justified in this case. The proposed parking situation weighs modestly against the proposal.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal generally 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.

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.