

**Application Reference:** 2025/0434

**Site Address:** 42 Limes Avenue, Staincross, Barnsley, S75 6JT

**Introduction:**

This application seeks full planning permission for the erection of a first floor extension and replacement of wooden and composite cladding, to front and rear of dwelling with render boarding and render.

**Relevant Site Characteristics**

The site is situated on Limes Avenue in Staincross. Limes Avenue is characterised by similarly designed properties. The site consists of a flat roof dwelling, located at the end of a row of 3 attached properties. The property is brick built with wooden and composite cream/grey cladding on the front and rear elevations. The property is set back with a driveway and garden at the front and private garden to the rear. The property has an existing wooden balcony across the rear elevation at first floor level.

Location Plan  
Site Address: 42, Limes Avenue, Staincross, Barnsley, S75 6JT

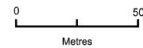


Date Produced: 12-May-2025

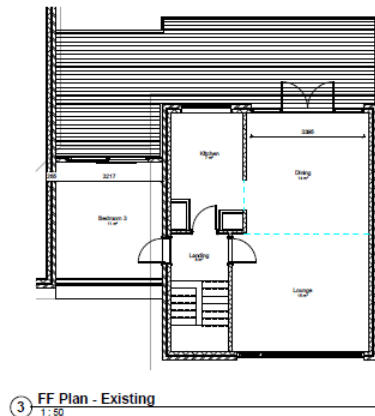
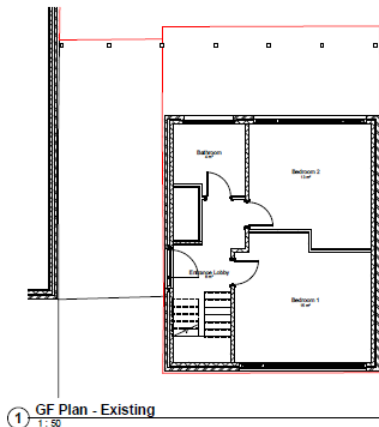
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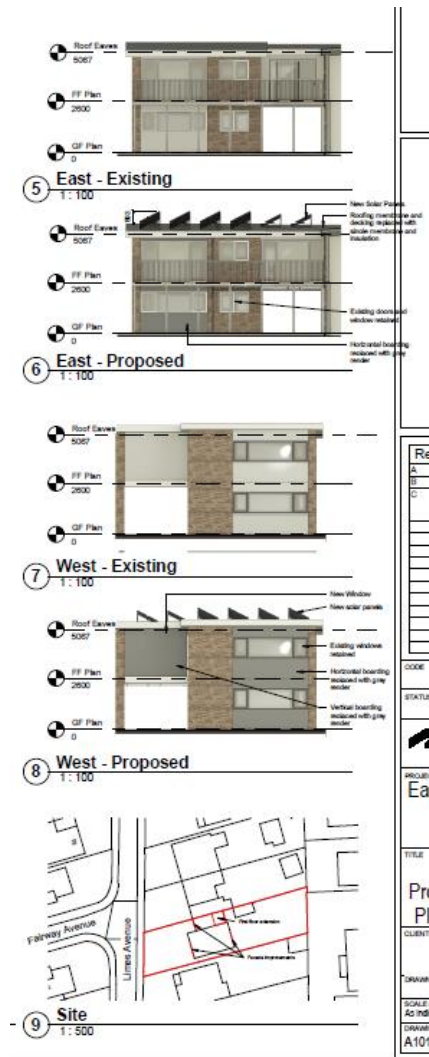


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### Site History

Application Reference	Description	Status (Approved/Refused)
B/76/0702/DT	Erection of extension to dwelling	Historic


### Detailed description of Proposed Works

The proposal is to erect a first floor rear extension extending the first floor bedroom which is set back. The extension will project 1.6m to the rear in line with the main dwelling. The extension will have a flat roof to match the host property and will be contained within the balcony area.

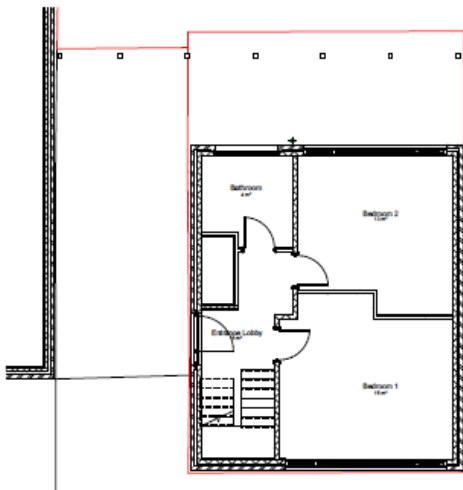
The proposal is also to remove the existing wooden and composite cream/grey cladding on the front and rear elevations and replace with render boarding and render. The render will be grey in colour.



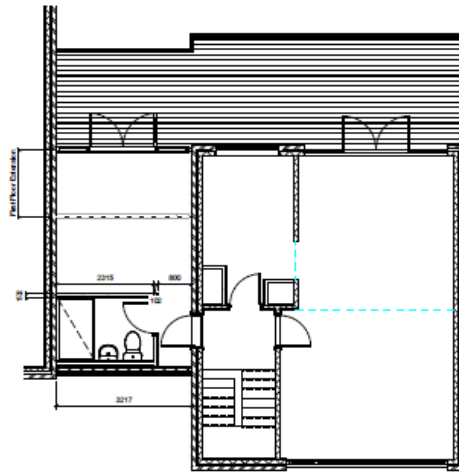
② Proposed 3D SE



④ Proposed 3D NW



② GF Plan - Proposed  
1:50



④ FF Plan - Proposed  
1:50



## 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. 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 property is located on Limes Avenue amongst dwellings of a similar design. The property forms part of three attached dwellings set within a good sized plot. The rear first floor extension will be clad in matching materials and have a flat roof following on from the existing. The proposal will have patio doors leading out onto the existing balcony. The extension will not project beyond the existing rear elevation of the main part of the property and will be contained within the rear balcony area filling in a gap at the rear. The proposal will be built in the style of the existing property and as a result will harmonise within this setting.

The existing cladding is to be removed from the property and replaced with render boarding and render, grey in colour which is similar to the existing. The cladding on the surrounding properties have been altered over the years and as a result are not uniform in type or colour. The colour pallet along Limes Avenue varies between grey, black, and brown. The proposal will be grey in colour which is not expected to be an incongruous feature within this location and similar to the existing colour.

The materials and design of the proposals when viewed in their entirety are not expected to be visually detrimental within the surroundings and as a result the proposal is in compliance with Local Plan Policy GD1 and House Extensions SPD.

Considerable weight has been given to the design and impact on the character of the area.

### Impact on Neighbouring Amenity

SPD: House Extensions indicates that extensions to the rear of terraced dwellings should not exceed 2.5m to protect residential amenity. The proposed second storey rear extension will project 1.6m in line with the main body of the host property and not beyond the existing balcony therefore overlooking or overshadowing to the neighbouring properties is not expected, in line with the principles set within SPD: House Extensions.

Due to the size and orientation of the proposal the proposed extension is not expected to cause any negative impact in terms of residential amenity.

The application is therefore acceptable in terms of residential amenity in compliance with Local Plan Policy GD1 and D1 and SPD: House Extensions.

Significant weight has been given to the impact on residential amenity.

### Highways

The existing off street parking is not expected to be impacted by the proposed extension and external changes.

The proposal is therefore acceptable from a highways development control perspective in compliance with Local Plan Policy T4 New development and Transport Safety.

Modest weight has been given to 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**

#### **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.**