

Application Reference: 2025/0179

Location: 24 St Johns Avenue, Barugh Green, Barnsley, S75 1NX.

Introduction

This application seeks planning permission for the erection of a single storey front extension, a single storey rear extension, an increase in ridge height, the installation of front and rear dormer windows, the erection of a detached double garage to rear and the replacement of existing stone accent panels with render.

Relevant Site Characteristics

This application relates to a modest sized plot located on the east side of St Johns Avenue which is a residential cul-de-sac in an area that is principally residential characterised by detached and semi-detached bungalows of a similar scale and appearance. Bungalows located on the east side of the street benefit from front gable projections whilst properties located at the end of the cul-de-sac have front flat and hipped roof dormer windows. The topography of the area falls gradually south-to-north and west-to-east. To the east is land allocated for mixed use (MU1) within the adopted Local Plan.

The application property is a detached bungalow constructed of brick with a pitched concrete pantile roof featuring a front gable projection and stone accents. It is fronted by a garden bounded by timber fencing and concrete panelling. To the south side is a driveway which serves a detached garage in the rear garden which also accommodates some small trees.

Site History

There is no planning history associated with the development site.

Detailed Description of Proposed Works

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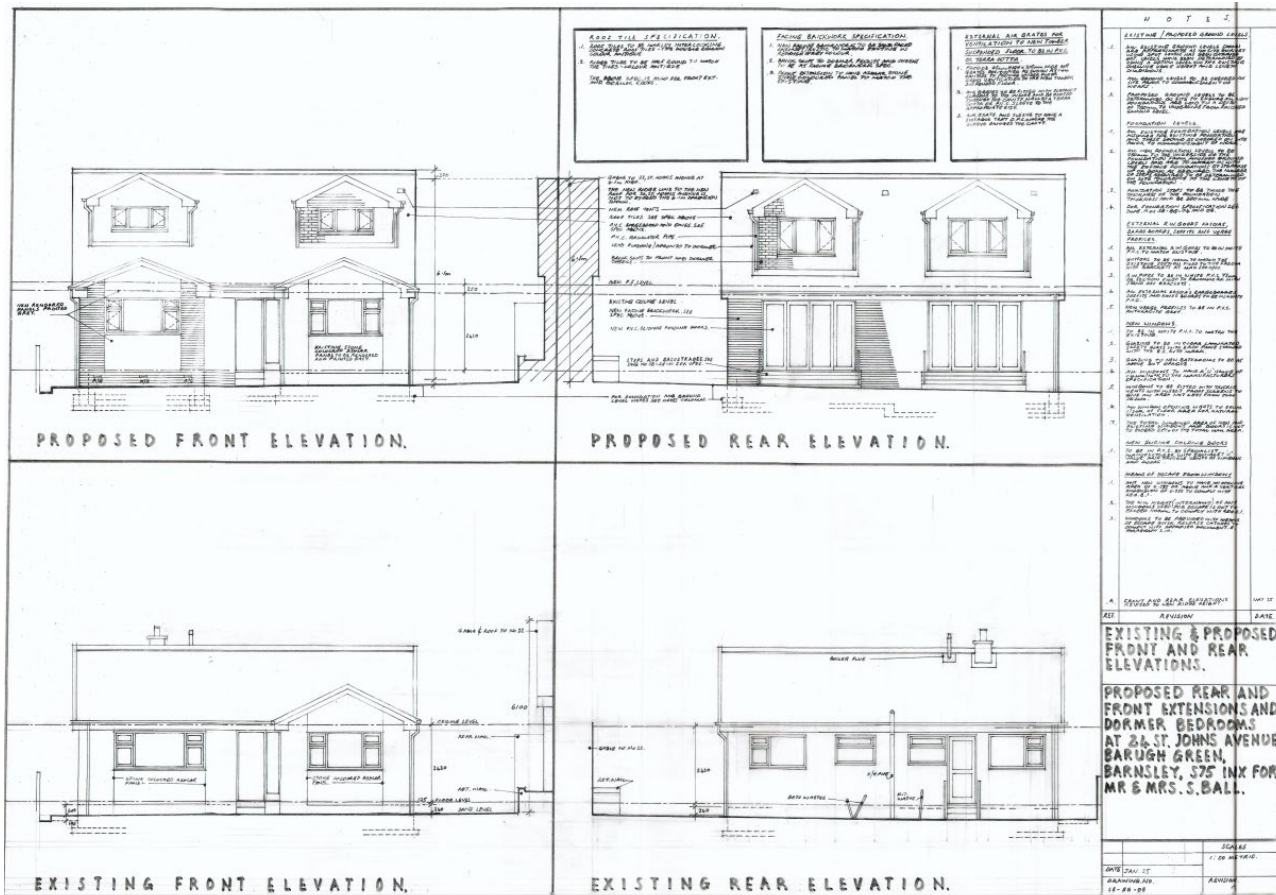
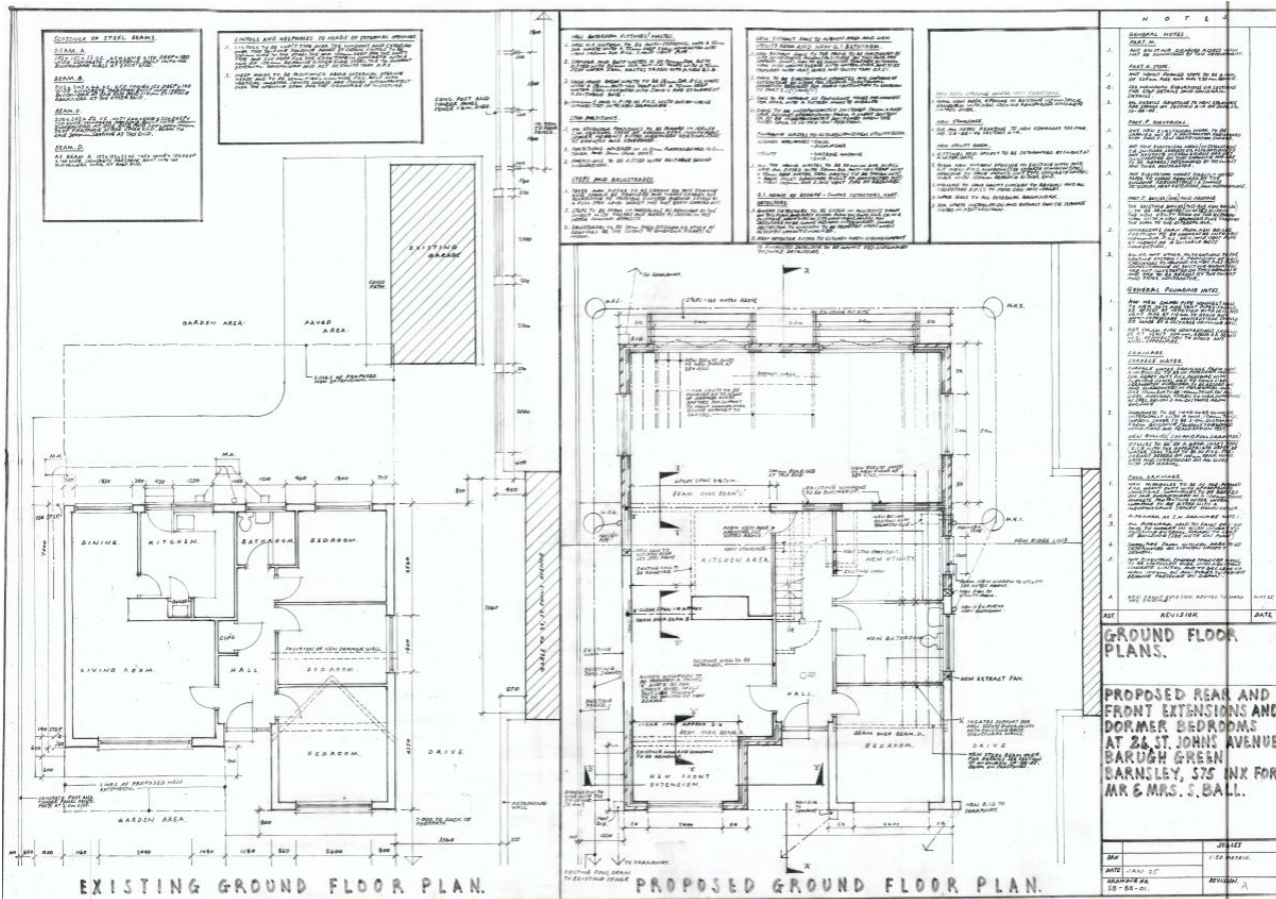
The proposed front extension would measure approximately 2.5 metres (L) x 3.9 metres (W) x 4.1 metres (H) and would be constructed of closely matching external materials.

The proposed rear extension would measure approximately 5.1 metres (L) x 10.6 metres (W) x 6.6 metres (H). The height would encompass a proposed increase in ridge height to the original dwelling of approximately 1.3 metres. The proposed rear extension would be constructed of closely matching external materials.

The proposed double garage would measure approximately 4 metres (L) x 6 metres (W) x 3.4 metres (H) and would be constructed of closely matching external materials.

Existing stone accent panels on the front elevation would be rendered and painted light grey.

During the application process, the proposal was amended to provide alterations to the scale of the proposed front extension, front dormer windows and the increase in ridge height.



Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. 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 NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF 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. The 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 (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *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 this guidance 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 following SPDs are relevant in this case:

- *House extensions and other domestic alterations (Adopted March 2024).*
- *Parking (Adopted November 2019).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Consultations

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended).

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.

No statutory or non-statutory consultees were consulted on this application.

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

Extensions and alterations to a dwelling are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Scale, Design and Impact on Character

The House extensions and other domestic alterations SPD establishes specific design guidance for proposals for front extensions. It states that extensions at the front of individually designed, detached houses, which are set back from the highway or set on staggered building lines may be acceptable in certain circumstances, but the extension must compliment the original dwelling and not adversely affect any adjacent property or the street scene. Additionally, it states that modest single storey front extensions, which are in-keeping with the style of the existing house, may be allowed.

In the instance, the proposed extension would mirror an existing front gable projection to the original dwelling, adopting a like-for-like forward projection, width, and eaves and ridge height. The extension would adopt a gable pitch roof and would be constructed of closely matching external materials. The extension would feature rendered accent panels painted light grey. The existing stone accent panels on the existing gable projection would be replaced with rendered panels also painted light grey. It is therefore considered that the proposed extension would be a sympathetic addition. The new accent panels would add interest and modernise the appearance of the original property without significantly altering the character of the original property.

The House extensions and other domestic alterations SPD establishes specific design guidance for proposals for dormer windows. It states that the design should reflect the character of the area, the surrounding buildings and the age and appearance of the existing building, and to determine whether a dormer window on the front or principal elevation would be appropriate, the roofs of the surrounding buildings should be examined. Unless the street scene is characterised by dormers on the frontage, or these are a feature of the surrounding area/street/terrace, dormer windows should be located on the rear or secondary elevations. Dormer windows should be set within the roof plane and not built

off external walls. Dormer windows should also be set below the ridge, set back from the eaves and set away from party walls with adjacent properties.

In this instance, existing flat and hipped roof dormer windows of varying scale and appearance can be seen within the street scene to the front of nearby terraced bungalows located at the end of the cul-de-sac. The proposed dormer windows to the front of the application property would adopt gable pitch roofs and would be set within the roof plane, set back from the eaves and gables and set below the ridge. The dormer windows would be constructed of brick slips to closely match existing external materials and closely matching concrete roof tiles. It is therefore considered that the proposed front dormer windows would be sympathetic additions and would not significantly alter or detract from the character of the street scene. The proposed dormer windows to the rear would adopt a larger scale but would also be constructed of closely matching external materials and would adopt a gable pitch roof. The proposed rear dormer windows would also be set back from the eaves and gables and set below the ridge, in accordance with the Council's design guidance.

The proposed rear extension would adopt a sympathetic form and features and would be constructed of closely matching external materials. A new pitch roof would be erected constructed of interlocking concrete roof tiles that would cover the original property and proposed rear extension. The new roof would adopt an increased ridge height compared with the existing. Due to existing topography levels within the locality, the existing property sits higher than 26 St Johns Avenue and below 22 St Johns Avenue, and staggered ridge heights within the street scene continue to elevate north-to-south. The proposed increase in ridge height means the application property would continue to sit higher than 26 St Johns Avenue but would also sit higher than 26 St Johns Avenue by approximately 0.3 metres. Whilst this would alter the existing street scene ridge line, the proposal is not considered to materially or significantly alter or detract from the character of the street scene, due to the application property being located at the end of the cul-de-sac where there is no through road. Had the proposal related to a property located centrally within the street scene ridge line, it could have had a greater adverse impact on the character of the street scene. However, this is not the case in this instance.

The proposed garage would adopt a sympathetic form and features. The garage would adopt a pitch roof with a restrained roof height, a modest scale and closely matching external materials. It would be erected to the south-east corner in the development site and would not be an overtly prominent or dominant feature within the street scene.

The existing unauthorised fencing which forms the western boundary treatment of the development site has been confirmed as temporary by the applicant and would be removed once a new hedge to be planted has reached maturity. The removal of this fence could be conditioned. A hedge would be a more appropriate boundary treatment in this location and would reflect similar boundary treatments within the locality.

Considering the above, the proposal overall is considered proportionate and sympathetic and would not significantly alter or detract from the character of the street scene or original property. As such, this is considered to weigh significantly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and is considered acceptable regarding visual amenity.

Impact on Neighbouring Amenity

The proposed front extension would be erected to the south of 26 St Johns Avenue, which together with the elevated positioning of the application property compared with the adjacent property, could contribute to some overshadowing. However, due to the existing separation between the properties, existing side boundary treatments and that the proposal would not exceed the 45-degree rule, it is not considered that the amenity of the neighbouring occupants would be detrimentally affected.

The House extensions and other domestic alterations SPD establishes that an extension to the rear of a detached house will be considered on its design merits where adjacent properties would not be affected. In this instance, the rear extension would adopt an approximate rearward projection of 5.1 metres. However, due to the design of 26 St Johns Avenue, the proposed rear extension would only extend beyond the rear elevation of the adjacent neighbouring property by approximately 2.5 metres and would not exceed the 45-degree rule, and therefore, it is not considered that the amenity of the neighbouring occupants would be detrimentally affected.

The proposed extensions would be erected to the north of 22 St Johns Avenue where development is generally considered to have a lesser impact regarding overshadowing than development located to the south, and therefore, it is not considered that the amenity of the neighbouring occupants would be detrimentally affected.

The proposed increase in ridge height could contribute to some additional overshadowing in relation to 26 St Johns Avenue. However, any potential impact would likely be limited to the blank side gable elevation of the neighbouring property.

The proposed garage would be erected to the south-east corner within the development site and to the north of 26 St Johns Avenue. The proposed garage would comprise a single storey and would adopt a roof height, in accordance with the Council's design guidance, and the garage would replace an existing garage of a similar scale within a similar location. It is therefore not considered that the amenity of the neighbouring occupants would be detrimentally affected. The proposed garage could be conditioned for domestic use only.

Regarding overlooking and loss of privacy, the proposed dormer windows to the front would maintain existing separation distance and would be set below properties on the west side of St Johns Avenue. The proposed dormer windows to the rear would achieve a sufficient separation distance to the rear boundary and beyond. Two new first-floor windows on each side elevation of the application property would face the blank gable elevations of adjacent neighbouring properties and could be conditioned to be obscure glazed. New ground floor windows located on side elevations would either face the blank gable elevations of neighbouring properties or be screened by boundary treatments. As such, it is not considered that the amenity of the neighbouring occupants would be detrimentally affected.

Regarding outlook, there could be some reduced outlook from new side-facing windows. However, such windows would serve non-habitable secondary rooms. Principal habitable room windows would remain unobstructed on the front and rear elevations.

Considering the above, this is considered to weigh significantly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and is considered acceptable regarding residential amenity.

Impact on Highways

The proposed development is not considered to be prejudicial to highway safety as existing off-street parking arrangements for at least two vehicles would not be impacted and would be maintained. The proposed garage would not meet current internal measurement requirements to be counted towards the off-street parking provision of the development site. However, it is acknowledged that the garage could be used for domestic storage and could accommodate some smaller vehicles.

Considering the above, this is considered to weigh modestly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.

Impact on Trees

The proposal includes the removal of some small tree and shrub specimens within the rear garden of the application property. Discussions with the Council's Forestry officer concluded that there were no objections because the trees and shrubs are not of any significance and would not be something the Council would seek to protect. Additional planting has also been indicated on the proposed site plan.

Planning Balance and Conclusion

In accordance with the provisions of paragraph 11 of the NPPF(2024), the proposal is considered in the context of the presumption in favour of sustainable development and therefore, for the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant local and national planning policies and guidance and planning permission should be granted subject to necessary conditions.

RECOMMENDATION: Approve subject to conditions.

Justification

Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.

In dealing with the application, the local planning authority (LPA) has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- *Alterations to the scale and proportions of the proposed front extension and front dormer windows.*
- *Removal of a high boundary wall from the proposal and agreement to amendments to replace existing unauthorised fencing with a new hedge.*
- *Additional planting to compensate for the removal of some small trees within the rear garden.*
- *The applicant added the replacement of existing stone scent panels with painted render.*

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 representations, 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:

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:

SB-BG-01 Rev. A received 10th June 2025.

SB-BG-02 Rev. A received 10th June 2025.

SB-BG-03 Rev. A received 10th June 2025.

SB-BG-07 Rev. A received 10th June 2025.

SB-BG-08

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 use in the existing building and specified by the approved documents listed above. The render shall match the details received in the email dated 19th June 2025.

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.

4. The fencing forming the western (front) boundary treatment of the development site shall be removed as soon as is practicable once the new hedge has reached maturity.

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.

5. The proposed first floor windows on each side elevation shall at all times be obscure glazed and retained as such thereafter.

Reason: To safeguard the amenities of the occupant(s) of the adjacent neighbouring properties and in accordance with Local Plan Policy GD1 General Development.

6. Construction or demolition-related activity shall only take place between the hours of 08:00 to 18:00 Monday to Friday and 09:00 to 14:00 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1 Pollution Control and Protection.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development (England) Order 2015 (or any Order revoking and/or re-enacting that Order), the garage hereby permitted shall be retained as such and shall not be used for any purpose other than uses ancillary to the main dwelling (24 St Johns Avenue, Barugh Green, Barnsley, S75 1NX). It shall not be used for any trade or business purposes, nor used as a separate residential use or annex and shall not be severed at a later date to create a separate planning unit.

Reason: To ensure that the use of the existing access is not intensified to the detriment of road safety in accordance with Local Plan Policy T4 New Development and Transport Safety, and to ensure that the residential use of the site is not intensified, contrary to sustainable development and Local Plan Policy T3 New Development and Sustainable Travel.

Informative(s):

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.