

**Application Reference:** 2025/0587

**Site Address:** 2, Flouch Mews, Hazlehead, Barnsley, S36 4AA

**Introduction:** This application seeks full planning permission for a Single storey rear extension

**Relevant Site Characteristics:**

Located on the site of a former public house and inn on the former A628, the dwelling is one of five contemporary dwellings located within a small, gated community. There is a commercial premises opposite the dwellings and a few cottages within the area, but the closest village is Millhouse Green, over 2.5km northeast of the dwelling. The dwelling itself is a stone built, semi-detached dwelling with a tiled side gable roof. The front elevation of the dwelling features an integrated garage and canopy above the main entrance door, set slightly forward of the principal elevation. On the rear elevation, a proportion of the original roof extends beyond the first-floor eaves, ground floor or 1.5 story accommodation. The attached dwelling is a mirror image of the application dwelling, including the rear projection, whilst the three other dwellings are detached, with two being constructed of similar stone, and a third constructed of red brick. The front garden is semi-enclosed whilst the rear garden is fully enclosed.

**Site History**

Specifically, for the dwellinghouse, there is no site history since its construction. The following two applications relate to its construction.

Application Number	Description	Approved or Refused
2017/0819	Variation of Condition(s)	Approved
2012/0265	Demolition of building and erection of 5 no. dwellings	Approved

**Detailed description of Proposed Works**

The proposal is for a very modest sized ground floor, infill extension on the rear and technically rear side elevation of the dwelling. The approximate 10 sqm extension with a rear projection of 2.9m and a width of 3.33m would at a ground floor level only, effectively ‘square off’ the rear elevation. The proposed extension would be constructed of matching stone but would feature a flat roof with a roof light. Where the current kitchen/diner features patio style doors, the proposed playroom extension would feature bifold doors to match the existing bifold doors within the lounge.

**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 GB1: Protection of Green Belt
- Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt
- 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

Section 13 - Protecting Green Belt land

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

Parish Council: No comments 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 proposal is for a small infill extension to the rear of the existing dwelling which is within the Green Belt. Local Plan Policy GB2 relates to the replacement, extension and alteration of existing buildings in the Green Belt and states:

*‘Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:*

*Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.’*

With an approximate original area of 170 sqm, measured from the original plans, and a proposed extension of approximately 10 sqm, the new floor area is only 180 sqm, and represents just a 5.88% increase of the potential 100% increase allowed. This is considerably

less than the size of the original building and clearly meets this requirement of policy GB2. As such, the proposed extension would be acceptable in principle.

Proposals should also be of a high standard design, respect the character of the existing building and its surroundings and have no adverse effect on the amenity of local residents, visual amenity of the area or highways safety. These considerations are discussed in more detail below.

#### Impact on the Green Belt

The proposal is a small infill extension on the rear corner of the dwelling. Therefore, the proposal would not extend beyond the side elevation of the dwelling, or project beyond the furthest point of the existing rear elevation. The extension would be single storey with only a small footprint of 10sqm and therefore with these limitations, and a flat roof the proposal would have little to no impact on the openness of the Green Belt in accordance with policy GB2 of the Local Plan This weighs significantly in favour of the development.

#### Scale, Design and Impact on the Character

The proposal is small scale and a very modest sized infill extension at the rear of the dwelling which is subservient to the host dwelling. The extension will effectively 'square off' the existing dwelling which currently has a stepped rear elevation.

The proposal would have a flat roof with a roof light which although does not match the host dwelling is of a typical design that you would expect to see on a residential dwelling. The extension is proposed to be built in a matching stone which would be complementary to the host dwelling and surrounding properties.

Overall, the scale and design of the proposed extension would be acceptable and it would have a limited impact on the character of the host dwelling or wider area. As such, the proposal is in accordance with policy GB2 and D1 of the Local Plan. This weighs significantly in favour of the development.

#### Impact on Neighbouring Amenity

Due to the size and location of the proposal, there would be no impact on the amenity of the attached neighbouring dwelling to the north as the proposed extension would be screened behind the existing dwelling and would therefore be unseen from their dwelling.

The extension would be more prominent from the detached neighbouring dwelling to the south, however given it is single storey with no window to the side elevation it is unlikely the proposal would cause any harm to neighbour amenity in terms of overlooking.

The proposal does not encroach within the 45 degree exclusion zone from the nearest habitable window on the adjacent property and the positioning directly north of this neighbour also ensures no overshadowing would occur.

Given the above, the proposal would not cause harm to neighbour amenity and would accord with policy GB2 and D1 of the Local Plan. This weighs significantly in favour of the development.

#### Highways

The proposal would have no impact on the existing parking or access arrangements, which would result in no impact on parking provision or 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**

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.

#### **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.**