

Application Reference: 2025/1048

Site Address: 13 Whinmoor Way, Silkstone, Barnsley, S75 4JE

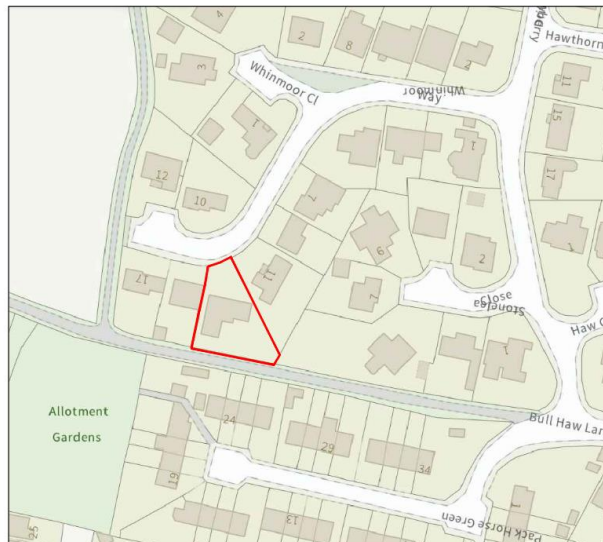
Introduction:

This application seeks full planning permission for the demolition of existing attached garage to side of dwelling, and erection of replacement 2 storey side extension.

Relevant Site Characteristics

The site is located within a housing estate in the heart of Silkstone. The site comprises a large, detached stone built dwelling designed with a pitched roof and set back from the road with a large driveway and lawned front garden. Whinmoor Way is a cul-de-sac, the site is located close to the head of the cul-de-sac and due to the position is located at an angle to the road. The property is bound by a mix of low rise stone walls and fencing to the rear.

The site is located within land allocated as urban fabric within the Local Plan. To the west beyond the housing estate lays green belt. The property has an existing single storey side attached garage. This is to be demolished as part of this proposal. A number of trees are located along the northeast boundary of the site.



Site History

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
- Policy BIO1: Biodiversity and Geodiversity
- Policy GS2 Green Ways and Public Rights of Way

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
- Trees and Hedgerows

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.

PROW – No objections subject to informative

Silkstone Parish Council – No comments received.

Tree Officer – No objections

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

SPD: House Extensions details that the design of side extensions should reflect the design of the existing dwelling in terms of style and detailing and should not have an excessive sideways projection (more than two thirds the width of the original dwelling).

The proposal meets the principles of the SPD in that it does not have an excessive sideways projection, is in matching materials and will harmonise with the existing property.

The proposal has been designed with a set back with a corresponding step down of the roof line to ensure the proposal remains subordinate to the host property.

The proposed materials and design 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

The proposal is for a side extension which will be located within the confines of the site, adjacent to the side elevation of No. 11 Whinmoor Way. This property has a side extension with an overlooking ground floor window on to the application site and is located to the northwest of the host property. It is unclear if this window is habitable however, due to the location of the proposed extension and orientation of the properties the proposal is not expected to negatively impact the neighbouring property. It is also noted that within the proposal there are no side facing windows further protecting nearby privacy. There are residential properties located beyond the rear boundary of the site, however these are a significant distance from the proposal and are therefore not expected to be impacted by the development.

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

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

Highways

The proposal is located within the confines of the garden area. The site itself provides over and above the parking requirements for a dwelling of this size. The proposal will see the demolition of the existing garage, however this will be replaced by the erection of a ground floor garage. The proposal will not impact the existing levels of off-street parking and therefore there will be no impact upon highway safety. As a result, the proposal is in compliance with Local Plan Policy T4 and SPD: Parking.

Moderate weight has been given to highway safety.

Trees

There are a number of trees located along the northeast boundary of the site close to where the development lies both on and off site and for this reason a tree survey was submitted and assessed by the Council's Tree Officer. It is noted that T2 is pertinent to this application due to the location, as it overhangs close to the existing garage.

The proposal will not encroach any closer to this tree than the existing garage, however the proposal is for two stories rather than one. Some minor pruning will be required to facilitate the proposal, however, this is minor work which could be undertaken by the applicant regardless of the proposal.

The arboricultural information submitted demonstrates that the trees can be fully protected during any proposed works via protective barriers and ground protection with as noted above some minor pruning works.

The proposal is not expected to negatively impact the nearby trees. The application is therefore acceptable in terms of biodiversity and the visual amenity of the locality in compliance with Local Plan Policy GD1 and BIO1.

Limited weight has been given to biodiversity.

Public Right of Way

A public footpath (Silkstone FP 31) runs adjacent to the site. The proposal is not expected to negatively impact the PROW. It is the applicants responsibility to make sure the PROW remains safely open and available for the public to use at all times. An informative will be added to the decision notice.

The proposal is therefore acceptable in terms of impact and in compliance with Policy GS2 Green Ways and Public Rights of Way.

Limited weight has been given to the proposed impact.

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.