

**Application Reference: 2025/0052**

**Site Address:** 30 Wainwright Avenue, Wombwell, Barnsley, S73 8LS2

**Introduction:**

This application seeks full planning permission for a 2 storey side and rear extensions to 2 storey semi-detached dwelling.

**Relevant Site Characteristics**

Located in an established residential area of Wombwell, north west of the town centre, the dwelling is a red brick semi-detached house with a tiled, hipped roof. The dwelling has an extension on the rear elevation projecting 3.75m and an original semi-detached outbuilding, located on the boundary with No. 28. The front garden is semi-open plan and fully hard surfaced, with a set of steps leading up to the front door. The driveway continues along the side elevation into the rear garden, although a large gate is attached to the house and outbuilding, close to the rear corner of the dwelling. In addition to the dwelling being located on a hill, with the street rising from Wilson Street and Barnsley Road, the dwelling appears to be at a lower ground level at the front elevation, increasing towards the rear elevation.

**Site History**

There is no recorded site history for this address.

**Detailed description of Proposed Works**

The proposal is to extend (or replace) the existing rear extension, at a ground floor level by approximately 1.25m to a maximum rear projection of 5m whilst the extension would also be extended on the side elevation by approximately 1.88m to maximum width of 6.83m. With the existing extension not projecting beyond the side elevation, the total side projection of the proposed extension would be 1m with a slightly longer length of 5.3m, creating in essence a very small wrap around extension.

The second aspect of the proposal is the addition of a first floor extension above the proposed extended ground floor extension. This first floor addition would be of a smaller scale with a side projection of approximately 1m, and an overall width of 4.9m. The side aspect of the extension would have an approximate length of 4.05m but the rear projection from the original rear wall of the dwelling would be approximately 3.75m

The height levels for the proposed two storey extension, measure on the side elevation at the join with the original dwelling are approximately 4.8m for the eaves, matching the original dwelling's eaves, and a maximum height of 6.37m, lower than the original dwelling's roof. For the single storey aspect, measured at the side elevation join with the two storey extension, are approximately 2.6m for the eaves, and 3.29m for the roof height.

Materials used within the proposal are to be of similar appearance to that of the original dwelling, include tiled, hipped styled roofs.

## **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 scale of the proposal is acceptable as it would not add a significant amount of bulk to the side elevation of the dwelling and extension, extending by approx. 1m out, whilst the overall increase in ground level size would be increased by approx. 16sqm. The whole ground floor extension would be approximately 34.5sqm in comparison to a ground floor dwelling size of circa 64sqm. The first floor extension would be of a much smaller scale of approx. 16qm, less than half of the total ground floor extension. In regard to scale, the impact would be modest.

Through the use of matching materials and similar roof styles, there has been an attempt to harmonise the proposed works with the existing dwelling and ground floor extension. The design overall is acceptable but the key front elevation features the most successful integration with the existing dwelling and also meets local policy guidance with the inclusion of a step down in roof level and set back from the front elevation. The side and rear elevations are equally acceptable have been designed to complement the existing building but the different roof levels do have an impact. In consideration of the whole design, the proposal would be considered to have a limited effect on design.

The overall proposal when including the size of the original extension for which the proposal extends on two elevations and upwards, the size is reasonably large. However, as mentioned above, the design of the proposal especially in regard to the street scene is less impactful. Following completion of the proposed works, it would be undeniable that the character of the dwelling had not been altered but not to a noticeably detrimental level. It would therefore be considered that the impact on the character of the dwelling, and the dwelling's position within the street scene would be limited.

### Impact on Neighbouring Amenity

To minimise its impact, the ground floor aspect of the rear extension is only being extended 1.25m further into the garden and features no side windows on the ground or first floor side elevations facing the attached neighbour of No.32. The first story aspect of the proposal has also been set back from the boundary with No.32 by approx. 2.2m, this prevents the 45 degree rule being breached by first storey extension. In contrast the existing ground floor extension already breaches the 45 degree rule, and the proposed increased projection whilst continuing this breach would not have an extensive detrimental effect upon the amenity of No 32. Mitigation in favour of the proposal would arise from the relatively long garden of No.32, and despite a large tree at the bottom of their garden, the rear boundary of many dwellings adjacent to the application dwelling overlook a broadly open area of land, providing a sense of openness and improved light penetration from the west. Balancing these factors, the impact on the amenity of No.32 would be considered as Moderate.

Unlike the attached neighbouring dwelling of No.32, there is good separation distance between the application dwelling and No.28. There are existing side windows on both the original side elevations of the dwelling and extension. In the proposed plans whilst the existing windows remain within the original dwelling, the large ground floor window in the original extension is replaced by two higher, letterbox style windows within the proposed dining room, as these are smaller and higher than the original window, there would be minimal concern of overlooking. A single ensuite bathroom window is located within the first floor side elevation, this would be assumed to be obscured. As the neighbour has extensions or outbuildings adjacent to the boundary fence, presumably at a lower ground level as only the roof is visible from the application dwelling, there would be no noticeable impact on light levels caused by the extension. In contrast to the impact on amenity of No.28, along with other dwellings on the street, there would be a limited impact on amenity.

## Highways

With established and sufficient parking provision within the front garden of the dwelling, and with no proposed changes to this parking provision or access to the site, there would be no detrimental impact caused by the proposal in regard to parking provision or highway safety. It is therefore considered that there would be no or little 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.**

**robert**