

Application Reference: 2025/0933

Site Address: 7 Norfolk Close, Monk Bretton, Barnsley, S71 2LZ

Introduction:

This application seeks full planning permission for the erection of a first-floor side extension above an existing garage.

Relevant Site Characteristics

The semi-detached property is located in a purely residential area of similar styled properties; the property is constructed from red brick with a grey concrete tiled cladding located between the ground and first floor windows on the front elevation.

The dwelling is located within a modest plot, with a small enclosed front garden and a single storey attached garage to the western side elevation with driveway in front.

Site History

Application Reference	Description	Status (Approved/Refused)
2013/0181	Erection of a first-floor side and single storey rear extensions to dwelling.	Approved April 2013

Detailed description of Proposed Works

The applicant seeks permission for erection of a first-floor side extension above the existing attached garage located on the western elevation.

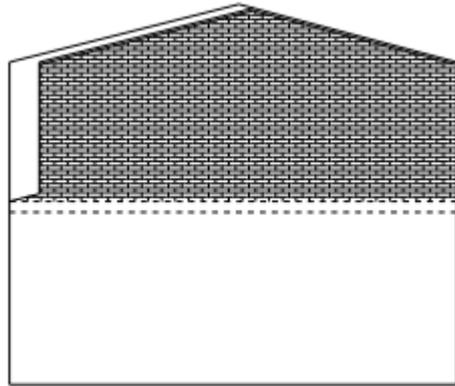
The extension is to extend 2.7m from the western side elevation and is to be situated within the building line of the original dwelling, with a set back from the front elevation by 500mm.



FRONT ELEVATION



REAR ELEVATION



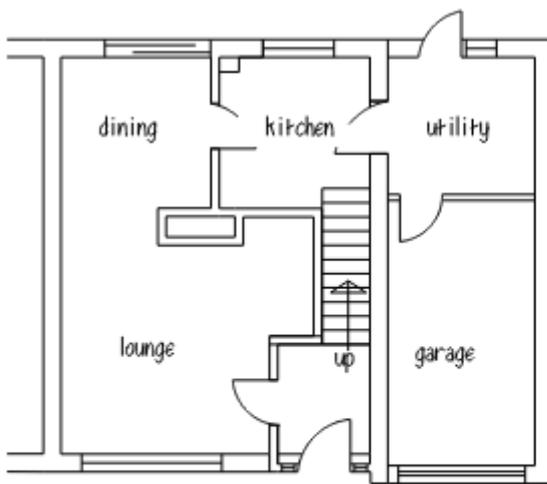
SIDE ELEVATION

Relevant Policies

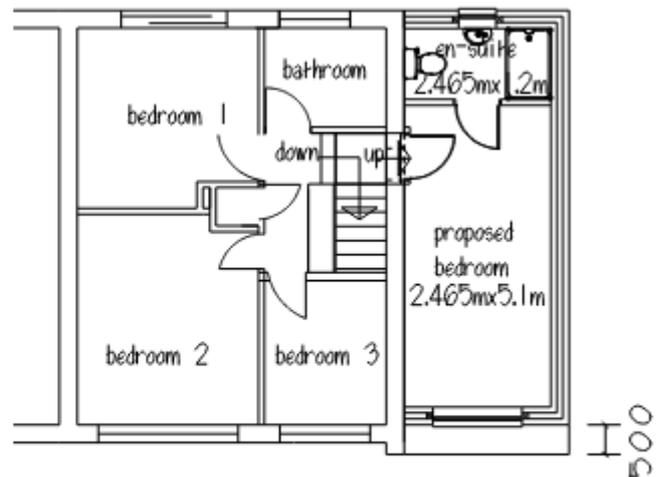
The Development Plan

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



GROUND FLOOR



FIRST FLOOR

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 letters of representation 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 unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle

The site falls within Urban Fabric where 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.

Impact on Neighbouring Amenity

The Supplementary Planning Document for House Extensions and Other Domestic Alterations states that proposals for house extensions, roof alterations, outbuildings and other domestic alterations should be of a scale and design which harmonises with the existing building and be subordinate; not adversely affect the amenity of neighbouring properties; maintain the character of the street scene and not interfere with highway safety.

The proposed extension is to be located on the western side elevation of the dwelling, within the original building line and above an existing garage, therefore not resulting in an increase in overshadowing of neighbouring properties significantly beyond existing levels.

As the extension would extend up to the boundary with the property to the west, it could reduce levels of outlook from the windows located on the side elevation of the neighbouring property. However, Supplementary Planning Document states that the council will seek to protect habitable room windows on the front and rear elevations of the adjacent property, but not secondary windows, i.e. halls, stairs, utility rooms, toilets and bathrooms including en-suites, particularly those on side elevations of adjacent dwellings. In this instance the window on the side elevation of the potentially affected property serves a stairs landing and therefore would not lead to a loss of outlook to a detrimental level.

The windows located on the front and rear elevation of the extension would not project closer to the respective boundaries than the existing dwelling and as such would not lead to an increase in overlooking.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level which carries considerable weight in favour of the application and as such is in compliance with Local Plan Policy GD1 General Development and Supplementary Planning Document House Extensions and Other Domestic Alterations.

Scale, Design and Impact on the Character

Supplementary Planning Document House extensions and other domestic alterations states that 'the design of a two-storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection, i.e. more than 2/3 the width of the original dwelling'. In this instance the proposed extension projects 2.7m from the side elevation and therefore complies with the guidance set out in the SPD.

The document also states that a two storey side extensions should have a set back from the front elevation by at least 500mm, to allow for a vertical break in the roof plane, a lowering of the ridge line and to reduce the terracing effect, the set-back also lessens the unsightly bonding of old and new materials. It goes on to state that the linking or closing the gap between semis or detached houses to give the effect of a terrace, is a detrimental change to the character of the street scene and must be avoided, therefore a side extension should also be set in by one metre from the side boundary with an adjacent property, to further avoid the terracing effect.

It is acknowledged that in this instance the side extension is not set in from the side boundary. However, it does incorporate the set-back of 500mm from the front elevation, which goes some way to reduce the terracing effect. To incorporate a set in from the side boundary would reduce the width of the extension and the available internal space which is required for the development, which is for the benefit of a disabled person to provide for their improved safety, health or comfort, and as such the lack of set in is acceptable in this instance. Furthermore, the proposed extension is proposed above an existing garage which abut the shared boundary and bringing the extension above in from the boundary would require additional support and create an awkward junction between the existing and new, to the detriment of visual amenity.

The design of the proposed side extension relates well to that of the original dwelling in terms of roof style, pitch and detailing and the materials proposed, in addition the fenestration of the proposed matched that of the original dwelling. This carries significant weight in favour of the application, and it is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1.

Highways

Supplementary Planning Document – Parking sets out the parking standards for dwellings; a dwelling comprising of 2 bedrooms requires the provision on 1no off street parking space, whereas a dwelling comprising of 3 or more bedrooms requires 2no off street parking spaces.

The proposed extension would increase the number of bedrooms from 3 to 4 and as such would not result in a requirement for additional provision, nor would the development result in the loss of existing off-street parking. This carries significant weight in favour of the application and as such is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport 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

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.

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.