

**Application Reference:** 2026/0182

**Site Address:** 10 Fall View, Silkstone, Barnsley, S75 4LG

**Introduction:**

This application seeks full planning permission for the erection of single storey side extension (to form integrated garage), front extension, and front bay window to dwelling.

**Relevant Site Characteristics**

The site is located within the cul-de-sac of Fall View in Silkstone. Fall View is populated with bungalows of similar design, pitched roof, brick built with stone/wooden cladding features and render on front elevations. The host property is brick built with stone cladding on the front elevation. The property is set back from the road with a driveway and front garden area. Fall View slopes gently down from east to west resulting in the host property being at a slightly higher level to the eastern neighbour. The property itself has a side extension at the rear creating an L shaped development. Flat roofed side, bay windows, and small front extensions are evident within the surrounding street scene.



## Site History

Application Reference	Description	Status (Approved/Refused)
B/80/2184/PR	Extension to dwelling and erection of car port	

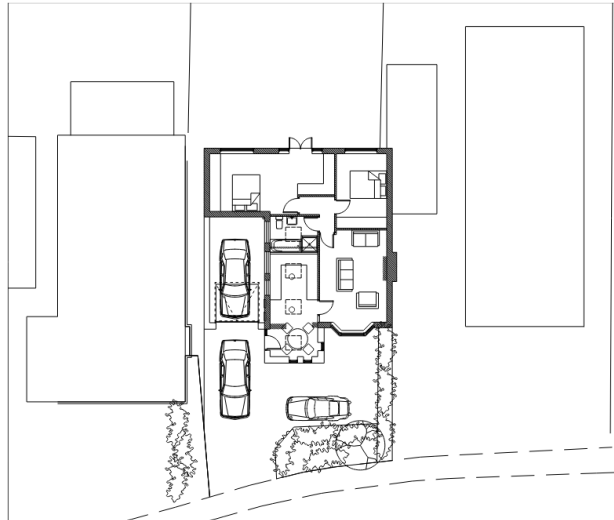
## Detailed description of Proposed Works

The proposal is to erect a single storey front porch extension to the property. The extension will project 1.93m to the front, 3.25m in width. The door will be located on the western elevation, and long narrow windows will be installed on the front and eastern elevation. This will be constructed in matching brick and tile materials. The roof will follow the existing roof line.

The proposal is also to install a bay window adjacent to the porch. The bay window will project 0.4m to the front and measure 2.34m in width. This will be constructed with matching facing brick and off white render. The existing stone cladding will also be replaced with off white render.

The proposal is also to erect a single storey side extension to provide an attached garage. The extension will be constructed with facing brick on the front elevation and rendered to the side, with a gentle sloping lean to roof.





## **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:

Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

Section 2 - Achieving sustainable development.

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 provides three overarching objectives to sustainability, social, environmental, and economic. Paragraph 10 states to ensure that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

Section 4 - Decision making

Paragraph 48 affirms that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Section 12 - Achieving well-designed places.

Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 provides details to ensure that developments function well, are visually attractive, sympathetic to local character and optimise the potential of the site.

Paragraph 139 expresses that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

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.

One neighbour has submitted regarding the proposal with the following concerns:

- Continued access to the side elevation of the neighbouring property is required at all times.

Silkstone Town 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**

Paragraph 2 of the NPPF states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

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

Paragraph 131 of the NPPF states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 135 emphasises that development should be visually attractive and sympathetic to the local character of the area.

Paragraph 139 expresses that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Local design guidance SPD: House Extensions indicates how important it is that any extension is designed to be in keeping with the host property and the character of the neighbourhood. The front elevation is most important as it plays an integral contribution to the street scene. A high standard of design is expected to ensure any front extension does

not detract from the quality of the existing dwelling. The roof styling and pitch should match those of the existing dwelling, along with matching materials.

The proposed front extension is small in scale and will continue forward with the existing roof structure. The bay window is again small scale with matching brick and render. These types of development are commonplace within the immediate locality, resulting in the proposal harmonising not only with the host property but also within its surroundings. The matching materials, new bay window and design of the roof will ensure the proposal compliments the host property.

SPD: House Extensions details that the design of single storey 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 proposed roof style is a shallow lean to which does not match the host property, however, it is noted that flat roof designs and lean to designed extensions are also commonplace within this locality therefore the proposal is not expected to appear incongruous within this location. 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 as it stands meets the consensus of the NPPF and is in compliance with SPD: House Extensions and Other Domestic Alterations and Policy D1 of the Local Plan which expects development to be of high quality design and respect distinctive local character and local features.

Significant weight has been given to the design and impact on the character of the area.

#### Impact on Neighbouring Amenity

SPD: House Extensions provides expectations in relation to the size of proposals. Extensions to the rear of detached dwellings will be considered on their design merits and where no adjacent properties are affected. A letter of concern has been submitted to the Council and this also needs to be addressed.

The letter of concerns states that continued access to the side elevation of the neighbouring property is required at all times. The proposed side extension has been constructed leaving a gap in-between both properties which should alleviate any concerns relating to that matter.

SPD: House Extensions states that the Council will seek to protect principle habitable room windows on the front and rear elevations of the adjacent property., but not secondary windows, particularly those on side elevations of adjacent dwellings.

The neighbouring dwelling does have some windows facing the shared boundary and therefore will be impacted by the extension. It is not known if these windows serve a habitable room, however it is likely if they do, that they are secondary windows and therefore do not afford the same protection as primary windows on front and rear elevations, therefore in this instance the impact to the residential amenity of the neighbouring dwelling relating to the side windows is acceptable.

The proposed front extension will project 1.93m to the front and is contained within the curtilage. There are windows proposed on the eastern elevation facing the neighbouring property however, taking into consideration the distance in-between and the existing

boundary treatment, privacy is not expected to be detrimentally impacted by the proposal. Again, the same applies for the bay window.

Taking into consideration the characteristics of the site, the proposal is not expected to cause any disproportionate harmful impact in terms of residential amenity. 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

Whilst the proposals increase the floor space of the dwelling, the number of bedrooms remains as existing. Off-street parking is retained for at least two vehicles within the site.

As such, the scheme is acceptable from a highways development control perspective in compliance with Local Plan Policy T4 New development and Transport Safety.

Moderate weight has been given to 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**

#### **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.**