

**Application Reference:** 2025/0542

**Site Address:** 23 Squires Gardens, Ardsley, Barnsley, S71 5PJ

**Introduction:** Erection of a single storey rear extension to dwellinghouse

**Relevant Site Characteristics**

The application relates to a semi-detached dwelling within the Ardsley area. The property is constructed from stone materials and provides a pitched tiled roof. A modest garden is located to the rear and a small garden to the front. TPO's are located to the rear of the site and the residential development itself is subject to a TPO designation. The street scene and surrounding area is characterised by a mixture of semi-detached and detached dwellings constructed from matching materials to the site.

**Relevant Planning History**

Reference	Description	Decision
2015/0961	Demolition of existing hotel and erection of 27 no. dwellings with associated car parking and landscaping.	Approved Subject to Legal Agreement

**Detailed description of Proposed Works**

The applicant is seeking permission to erect a single storey rear extension. A rear projection of approximately 3 metres is proposed, and a width of approximately 4.6 metres is proposed. A gable roof from is proposed with a ridge height of approximately 3.8 metres. An eaves height of approximately 2.6 metres is proposed to the north side elevation, and an approximate eaves height of 3.1 metres is proposed to the south side elevation. Patio doors are proposed to the rear elevation spanning approximately 2.5 metres. Rooflights are proposed to both the north and south roof plane. Matching materials are detailed throughout.



## **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.

Forestry Officer – No Objection

### **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 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.

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

The Supplementary Planning Document for House Extensions states 'Single storey extensions to the rear of terraced houses should not exceed 3.5 metres in projection and where they exceed 3 metres in length the eaves height should not exceed 2.5 metres. On semi-detached dwellings an extension should not project more than 4 metres and again, the eaves height should not exceed 2.5 metres where the extension would project beyond 3 metres.'

The proposed rear extension provides eaves heights which exceeds 2.5, however, only marginally at 2.6m. The rear projection is also relatively modest and does not exceed the SPD requirement. The use of a gable roof form is beneficial to the proposal and reduces the dominance of the proposal nearest the boundary. The use of matching materials is welcomed and allows the proposal to remain in keeping with the character of the dwelling.

Furthermore, the extension is located to the rear of the dwelling and is not in a prominent position.

It is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making and as such carries substantial weight in favour of the application.

#### Impact on Neighbouring Amenity

The proposal would be erected to the north of adjoined 25 Squires Gardens. As such, the proposal would not be impactful on loss of sunlight to neighbouring residential amenity. The property provides a minor eaves height of approximately 2.6 metres to the north elevation however provides a more substantial eaves height of approximately 3.1 metres to the south elevation, nearest 25 Squires Gardens. Due to the topography of the site this substantial eaves height is unavoidable and in any case is substantially screened by boundary treatment. Furthermore, the roof slopes away from the boundary up to the ridge. In addition, the proposal is set in from the boundary by approximately 0.3 metres. The proposal is therefore not considered to be overly dominant to detrimental levels.

No side windows have been detailed which prevents any opportunity for overlooking. Rear patio doors are detailed facing the rear garden space of the site. Boundary treatment is in place to prevent any opportunity for overlooking to the south. Roof lights have been detailed to both roof planes of the proposal. These would not provide opportunity for overlooking any residential amenity space due to the sill heights.

Given the modest size of the extension and the length of the garden, adequate private amenity space would be maintained for the residents of the property.

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 and is in compliance with Local Plan Policy GD1 General Development. This carries considerable weight in favour of the application.

#### Highways

The proposal would not result in the addition of any bedroom facility or any loss of parking facility. The proposal is therefore not impactful on highway safety.

As such, the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety. This carries significant weight in favour of the application.

#### 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 regarding any amendments to the proposal.

**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.**