

**Application Reference:** 2025/0624

**Site Address:** Thornlea, 7 Chapel Street, Shafton, Barnsley, S72 8NS

**Introduction:** The application seeks full planning permission to replace front porch with single storey extension, erection of single storey side extension and install of new window to side elevation of dwelling.

**Relevant Site Characteristics:**

Located in a large corner plot at the junction of Chapel Street and Hawthorne Street in the village of Shafton, the dwelling is a red brick detached bungalow with cross gable roof. Whilst the pedestrian access to the address is located on is Chapel Street, it was established in a previous planning application that the eastern elevation facing Hawthorne Street is the front elevation, where a driveway leads on to Hawthorne Street.

**Site History**

Application	Description	Status
2024/0958	Conversion of attic into additional living accommodation with front and rear dormers and alterations to elevations	Approved
2008/0106	Erection of a conservatory to rear of dwelling	Approved
B/98/114/HR	Erection of side-attached garage and works to boundary wall to create new vehicular access onto Hawthorne Street	Approved
B/92/1208/HR	Erection of detached garage/store to dwelling	Approved

**Extant Permission 2024/0958**

It should be noted that there is an existing permission on the site the application hereby approved could not be implemented in addition to the existing consent. It is the applicants prerogative as to which permission they would like to implement and that permission should be built out entirely in accordance with the approved plans.

**Detailed description of Proposed Works**

The proposal is for the addition of a ground floor extension on the southern, side elevation of the dwelling, and for the addition of a replacement extension on the eastern, front elevation of the dwelling. A new modest sized bedroom window is also proposed on the northern side elevation of the dwelling.

**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 comments have been received

Parish Council:

No comments or objections were received.

Forestry Officer:

Due several trees and large shrubs along the southern and eastern boundary of the curtilage, including one particularly prominent specimen, a tree survey was required to ensure there would be no impact from the proposed side extension on the trees. The submitted report was checked by the Forestry Officer and (verbal) confirmation was obtained confirming that what illustrated in the submitted arboricultural assessment was correct; that the proposed extension was outside of the rooting area and canopy of the trees and that it should not pose harm to any of trees.

### **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 proposed side extension would increase the approximate 116sqm existing footprint of the dwelling by around 29sqm but unlike the previously approved planning application, which would not be possible to undertake if this application is implemented, it would not increase the

height of the existing bungalow. The replacement front extension would add an approximate 0.5sqm, predominately through the addition of a bay window.

Whilst the dwelling is a corner plot, the plot is of sufficient size to accommodate the side extension, whilst the proposed front extension is in replacement of an existing front extension. With an approximate width of 4m, the side extension meets local House Extension and Other Domestic Extensions SPD guidance by being less than two-thirds of the width of the existing dwelling, which is approximately 8.63m, and is also less than fifty percent of the approximate 12m space between the existing side elevation of the dwelling and the side boundary.

The height of the proposed side extension is in line with the existing building, so whilst no subordination is shown, in mitigation as both are only single storey structures, it sits well with the existing dwelling. Due to its location and tree coverage, the extension would also not be overtly visible from Chapel Street or Hawthorne Road. In contrast the proposed front extension would feature a new gable style roof to match the existing front facing cross gable aspect of the existing roof, and would be visible from Hawthorne Street.

In respect of design, external materials to match the existing building are a standard planning condition and whilst matching brickwork is confirmed within the application form, roof tiles are also required to match the existing roof. Beyond materials, the proposed front extension is a noticeable improvement over the existing glazed, conservatory style extension. The brick extension with bay window and gable roof complements the existing front facing cross gable very well, enhancing the character of the dwelling.

The side extension, whilst not enhancing the character of the dwelling, equally does not have any notable negative impact on the dwelling. Despite no step down of the roof, it is of a complementary style, and the extension is set back from the front and rear elevation of the dwelling, as required by the SPD.

With an acceptable scale, the most prominently visible aspect of the proposal enhancing the character of the dwelling and an overall acceptable design, the proposal would have a limited impact on the scale, design and character of the dwelling. The proposal is also in accordance with local policies D1 and G1, which carries moderate weight in favour of the proposal.

#### Impact on Neighbouring Amenity

The dwelling is somewhat isolated from the street scene of Chappel Lane but slightly more prominent within the street scene of Hawthorne Way. With the distance between the elevations of the proposed ground floor side extension and the boundary treatments being approximately 12.5m to the rear, 8m to the side, and 13m to the front, it would pose no impact upon the adjacent neighbouring dwellings of No. 5 Chappel Street or Stonecroft on Hawthorne Way.

The replacement front extension is predominantly built within the footprint of the existing extension, and despite a higher roof level of approx. 4.32m, it would have a negligible impact on the adjacent neighbour of Stonecroft due to a circa 8m distance between the extension and side elevation of Stonecroft. The proposed new side window on the north elevation of the

dwelling would probably be allowed through permitted development but would also pose no more than an insignificant impact on the amenity of the occupants of Stone Croft.

With no notable impact on any nearby dwellings, or consequently the broader street scene, the impact of the proposals would be considered as having a limited impact on residential amenity. The proposal is also in accordance with local polices D1 and G1, which carries moderate weight in favour of the proposal.

#### Highways

There are no proposed changes the parking or access arrangements, and despite the increase in number of bedrooms, and that both garages are too small to be considered as parking spaces; the dwelling features enough in curtilage parking provision for at least two vehicles (probably more). As such it will meet the requirement for a minimum of two parking spaces of at least 2.5m x 5m each, for dwellings with three or more bedrooms, and there would be no impact on 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**

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- An arboricultural report (tree survey) was required to demonstrate that the proposed side extension would not have a detrimental impact on the existing trees.

#### **STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015**

**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.**