
2025/0076

Asquith

18 Wordsworth Road, Monk Bretton, Barnsley, S71 2DF

Two storey front extension with associated rendering.

Site Description

The application relates to a plot located on the east side of Wordsworth Road and in an area that is principally residential characterised by two-storey semi-detached and detached dwellings of varying scale and appearance, including a row of several extended L-shaped detached dwellings which are constructed of brick, stone and render. The land descends significantly north-east to south-west and more gently north-west to south-east.

The property in question is a modest sized detached split-level dwelling with a two-storey front gable projection with integral garage. It is constructed of stone and brick with concrete tiled roof. It is fronted by a driveway and garden with extensive planting. A larger garden is located to the rear bounded by vegetation.



Planning History

There is no previous planning applications associated with the development site.

Proposed Development

The applicant is seeking permission for the erection of a two-storey extension, the conversion of an existing integral garage to habitable space and associated external material changes.

The proposed extension would measure approximately 11.7 metres (L) x 5 metres (W) x 6.6 metres (H). The extension would adopt a gable pitched roof and would be finished in render.

The south-east, north-east and north-west elevations of the existing dwelling would also be finished in render and the south-west elevation would be finished in stone.

During the application process, the proposal was amended to address visual amenity concerns.



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Revision	Date	Drawn	Checked
A	12/03/24	PM	SB
B	16/03/24	PM	SB

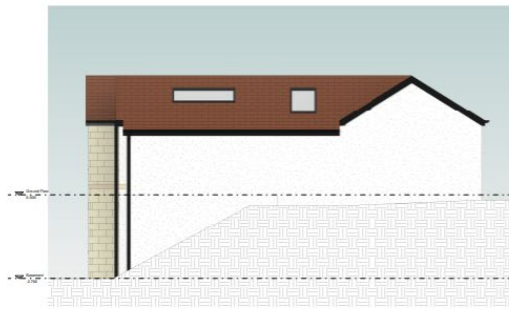
THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE FOLLOWING NOTES:

- 01 SITE PLAN
- 02 EXISTING FLOOR PLANS
- 03 EXISTING ELEVATIONS
- 04 EXISTING SECTION
- 05 PROPOSED FLOOR PLANS
- 06 PROPOSED ELEVATIONS
- 07 PROPOSED SECTION
- 08 PROPOSED ROOF PLAN
- 09 PROPOSED GARDEN
- 10 PROPOSED DRIVEWAY
- 11 PROPOSED PATIO
- 12 PROPOSED PORCH
- 13 PROPOSED STAIRS
- 14 PROPOSED BALCONY
- 15 PROPOSED TERRACE
- 16 PROPOSED FENCE
- 17 PROPOSED GATE
- 18 PROPOSED LIGHTING
- 19 PROPOSED PAVER
- 20 PROPOSED PLANT
- 21 PROPOSED FURNITURE
- 22 PROPOSED ACCESSORIES
- 23 PROPOSED FINISHES
- 24 PROPOSED MATERIALS
- 25 PROPOSED COLOURS
- 26 PROPOSED TEXTURES
- 27 PROPOSED SOUNDS
- 28 PROPOSED SMELLS
- 29 PROPOSED TASTES
- 30 PROPOSED FEELS

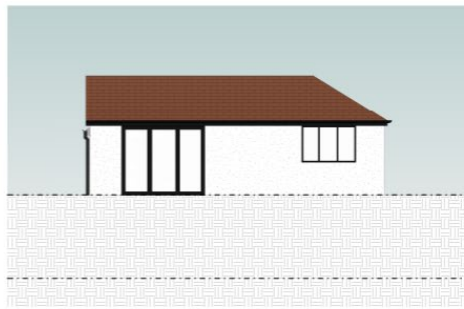
CODA Bespoke

01/01/2020 to 31/12/2024: 10% OFF ALL PROJECTS
01/01/2025 to 31/12/2026: 15% OFF ALL PROJECTS
01/01/2027 to 31/12/2028: 20% OFF ALL PROJECTS
01/01/2029 to 31/12/2030: 25% OFF ALL PROJECTS
01/01/2031 to 31/12/2032: 30% OFF ALL PROJECTS
01/01/2033 to 31/12/2034: 35% OFF ALL PROJECTS
01/01/2035 to 31/12/2036: 40% OFF ALL PROJECTS
01/01/2037 to 31/12/2038: 45% OFF ALL PROJECTS
01/01/2039 to 31/12/2040: 50% OFF ALL PROJECTS
01/01/2041 to 31/12/2042: 55% OFF ALL PROJECTS
01/01/2043 to 31/12/2044: 60% OFF ALL PROJECTS
01/01/2045 to 31/12/2046: 65% OFF ALL PROJECTS
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01/01/2049 to 31/12/2050: 75% OFF ALL PROJECTS
01/01/2051 to 31/12/2052: 80% OFF ALL PROJECTS
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01/01/2055 to 31/12/2056: 90% OFF ALL PROJECTS
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01/01/2059 to 31/12/2060: 100% OFF ALL PROJECTS

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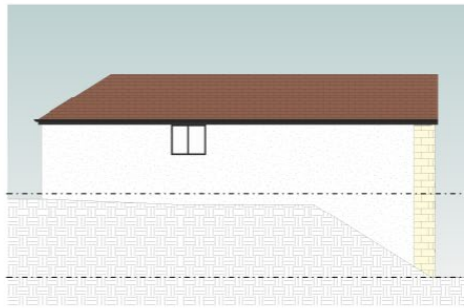
East Elevation
Scale: 1:50



North Elevation
Scale: 1:50



South Elevation
Scale: 1:50



West Elevation
Scale: 1:50

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Revision	Date	Drawn	Checked
1	15/03/2024	MB	MB
2	15/03/2024	MB	MB

THIS DRAWING MUST BE USED IN CONJUNCTION WITH THE FOLLOWING

GENERAL

- 1. SITE PLAN
- 2. FLOOR PLAN
- 3. SECTION
- 4. ELEVATION
- 5. DETAIL
- 6. SCHEDULE
- 7. SPECIFICATION
- 8. CONTRACT
- 9. BILL OF MATERIALS
- 10. PRICES
- 11. VOUCHERS
- 12. INVOICE
- 13. DELIVERY NOTE
- 14. RECEIPT
- 15. WARRANTY
- 16. GUARANTEE
- 17. CERTIFICATE
- 18. DECLARATION
- 19. STATEMENT
- 20. AGREEMENT
- 21. CONTRACT
- 22. ORDER
- 23. QUOTE
- 24. PROPOSAL
- 25. MEMORANDUM
- 26. MINUTES
- 27. RESOLUTION
- 28. AGENDA
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Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

Local Plan Allocation – Urban Fabric

The site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy GD1: General Development.***
- ***Policy POLL1: Pollution Control and Protection.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations (Adopted March 2024).***
- ***Parking (Adopted November 2019).***

National Planning Policy Framework (December 2024)

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- ***Section 12: Achieving well-designed places.***

Paragraph 135. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces,*

building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Other Material Considerations

- **South Yorkshire Residential Design Guide 2011 (SYRDG).**
- **Planning Practice Guidance.**

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties. No representations were received.

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 of Development

Extensions and alterations to a dwelling are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Visual Amenity

Extensions and alterations to an existing domestic property are acceptable if the development would remain subservient and would be of a scale and design appropriate to the host property and would not significantly alter or detract from the character of the street scene.

During the application process, the proposal was amended to address visual amenity concerns. The amended scheme includes a one metre set back from the front elevation of the two-storey element of the existing dwelling, a 0.2 metre indent at the south-west corner of the proposed extension, and changes to the location of new external material finishes.

A more substantial reduction to the footprint of the proposed extension would have been preferred. However, the amended proposal demonstrates a significant improvement that would not significantly alter or detract from the character of the street scene, especially in the context of existing extended detached properties of varying appearance.

The proposed extension would adopt a sympathetic form and features and would appear subservient to the existing dwelling, emphasised by the amended location of new external material finishes, set back from the existing front gable and an additional indent to the south-west corner of the extension, which would retain the existing front gable as the prominent feature in the street scene and lessening the appearance of the width of the proposed extension. It is acknowledged that the proposal would alter the shape of the existing dwelling to some extent, conflicting with the Council's design guidance. However, appropriate steps have been taken by the applicant to the lessen any potential impact of this, and the amended proposal is considered the most practical whilst also enabling a sympathetic design overall. In this instance, the positive design elements are considered to outweigh the conflict with design guidance, and on balance, is considered acceptable.

Stone would now be used on the existing front gable with render elsewhere. The proposed materials are considered acceptable in principle, but full external materials details will be secured by condition.

Subject to conditions, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and is considered acceptable regarding visual amenity.

Residential Amenity

Extensions and alterations to a domestic property are acceptable if the proposed development would not adversely affect the amenity of neighbouring properties.

Regarding overshadowing impact, the proposed extension would be erected to the north-west of the blank part of the side elevation of 16 Wordsworth Road with any potential impact likely to be limited to the evening. The proposal would also maintain the eaves and ridge height of the existing dwelling. Therefore, it is not considered that the amenity of the occupant(s) of 16 Wordsworth Road would be significantly detrimentally impacted, especially as any potential impact would unlikely be significantly greater than that created by existing boundary vegetation along the party boundary. The occupant(s) of 16 Wordsworth Road were also notified, and no objections were received.

Regarding overlooking and loss of privacy impact, new apertures would replace existing ones on the north-east and north-west elevations of the existing dwelling. A new habitable room window would replace an existing garage door at basement level and would face along Wordsworth Road towards Rotherham Road. No apertures would be located on the south-west elevation of the existing dwelling and proposed extension facing 16 Wordsworth Road. Therefore, it is not considered that the amenity of the occupant(s) of 16 Wordsworth Road or any other surrounding neighbouring properties would be significantly detrimentally impacted. It is also considered that the proposed development would not result in reduced levels of outlook.

It is acknowledged that there could be some disruption and nuisance caused to people in the locality during construction and demolition works. However, any impact is anticipated to only be temporary and construction hours will be controlled by condition.

Subject to conditions, this is considered to weigh significantly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding residential amenity.

Highway Safety

The proposed development would not be prejudicial to highway safety as, whilst the proposal would result in the loss of an existing integral garage, it is not of a sufficient size to be counted towards the off-street parking provision of the development site. Moreover, the proposed development would not result in a requirement to provide additional off-street parking spaces and at least one existing space would be maintained within the curtilage of the development site.

Considering the above, this is considered to weigh modestly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal constitutes acceptable development in respect of highway safety and residential and visual amenity and would comply with national and local planning policies and guidance.

**Recommendation -
Approve with Conditions**