

**Application Reference:** 2026/0207

**Site Address:** 32 Melvinia Crescent, Barnsley, S75 1DZ

**Proposal:** Erection of a single storey rear extension.

### **Relevant Site Characteristics**

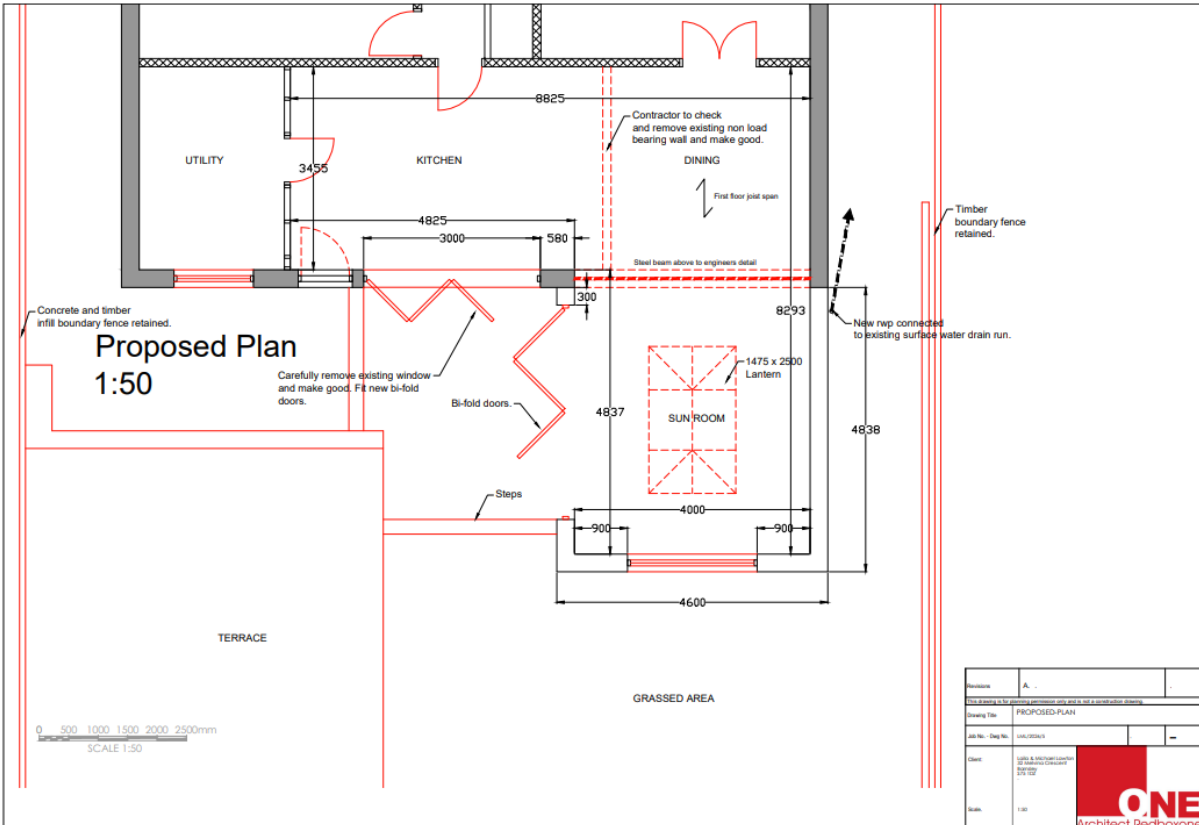
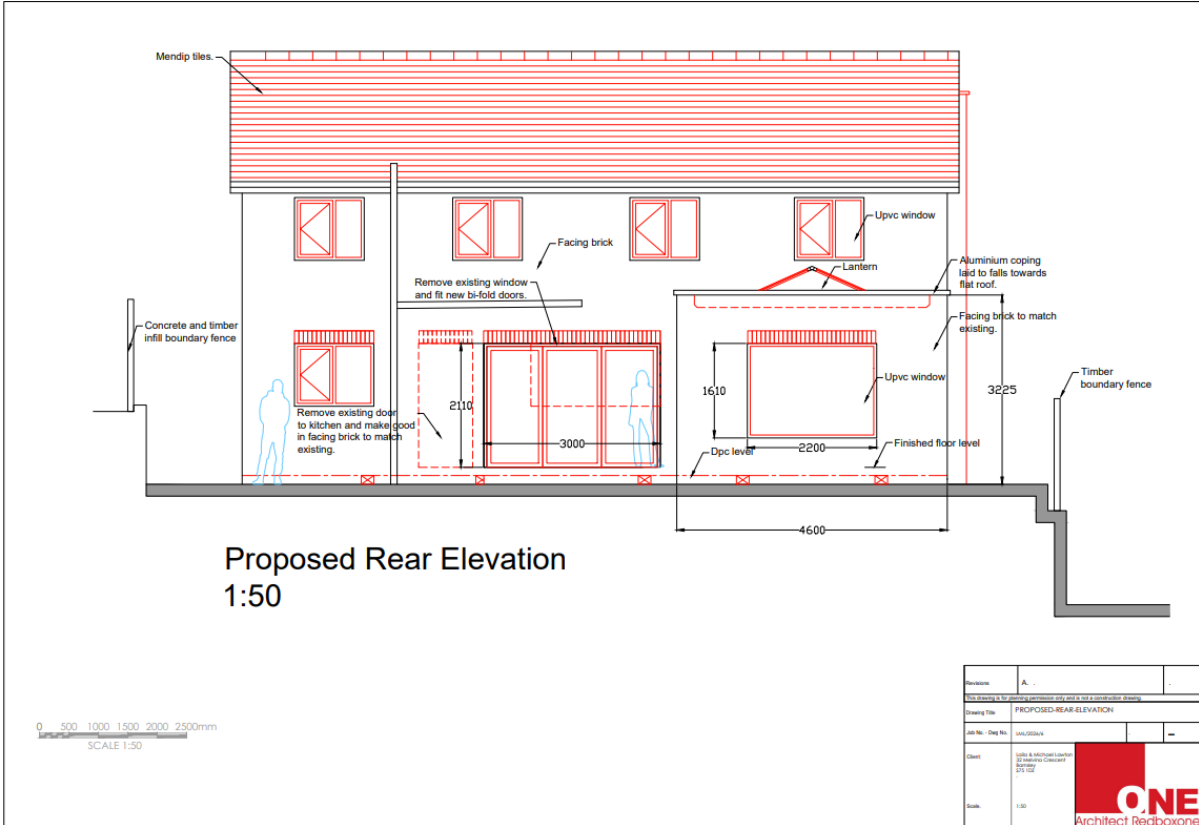
The property is a detached dwelling within the Wilthorpe area. The surrounding area is characterised by detached dwellings constructed from brickwork with pitched and gable roof types.

The dwelling is two storey and is constructed from red brickwork with a pitched tiled roof. The site provides a substantial front driveway and front garden. A modest garden is located to the rear of the site. A pergola is located to the rear of the site. Substantial boundary treatment is located in the rear residential amenity space.

<b>Application Number</b>	<b>Description</b>	<b>Decision</b>
B/93/0187/BA	Outline for redevelopment of site for two detached dwellings	Historic
B/97/0286/BA	Erection of detached dwellinghouse	Historic

### **Detailed description of Proposed Works**

The applicant is seeking permission to erect a single storey rear sunroom extension. The extension would have an approximate rearward projection of 4.8 metres and have an approximate width of 4.6 metres. A flat roof is proposed with an approximate height of 3.2 metres. A window is proposed to the rear elevation. Bifold doors are proposed to the west elevation spanning approximately 3.6 metres. A roof lantern is proposed centrally. The existing rear elevation window is purposed to be changed to bifold doors.



**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 representations 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:

- 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 'To combat the problems of loss of light, as well as loss of privacy and outlook, the size and projection of rear extensions need to be strictly controlled. 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 rearward projection would be significant, however given a similar sized proposal could be erected under a prior notification application, the size is considered acceptable on this occasion. The use of a flat roof is not preferred, however given the proposal is to the rear of the dwelling, the proposal would not have an impact on the street scene. The use of matching materials allows the proposal to remain in keeping with the character of the dwelling.

The proposed rear elevation glazing matches the existing fenestration of the dwelling and the proposed bifold doors are modest and sympathetic. The rooflight is symmetrical to the

extension. The use of matching materials allows the proposal to remain in keeping with the character of the dwelling and street scene.

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 considerable weight in favour of the application.

#### Impact on Neighbouring Amenity

The proposal would be erected to the west of 34 Melvinia Crescent. Although the proposed rearward projection would be significant, and the site is on a higher level than the property to the East, the neighbouring property projects approximately 4 metres further to the rear than the application dwelling. As such, the impactful part of the proposal would only project to the rear of the neighbouring property by approximately 0.8 metres and the proposal would only provide a minimal impact on the property in terms of overbearing/overshadowing. Given the proposal would be to the west, the extension, given the path of the sun, would only result in overshadowing in the late evenings. Significant boundary treatment is located to the east west and south of the site, preventing any opportunity for overlooking or over dominance.

The neighbouring property to the West is set further forward than the application property, however, it is built on a higher level and the proposed extension is set in from that shared boundary with significant boundary treatment between. As such, there would not be a significant impact on the occupants of that dwelling.

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 substantial weight in favour of the application.

#### Highways

The proposal would not increase the number of bedrooms on site or impact the existing on-site parking facility.

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**

No amendments have been required during the application process.

**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.**

**Conditions:**

- 1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

**Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.**

- 2) The development hereby approved shall be carried out strictly in accordance with the amended plans:

20260207 Location Plan  
Block Plan LML/2026/10 Rev:A  
Proposed Plan LML/2026/5 Rev:A  
Proposed Rear Elevation LML/2026/6 Rev:A  
Proposed Side Elevation LML/2026/7 Rev:A  
Proposed Side Elevation LML/2026/8 Rev:A

and specifications as approved unless required by any other conditions in this permission.

**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making and Local Plan Policy HE1 The Historic Environment.**

- 3) The external materials shall match those used in the existing building.

**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.**

**Informative(s):**

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

- 
2. This permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant.