

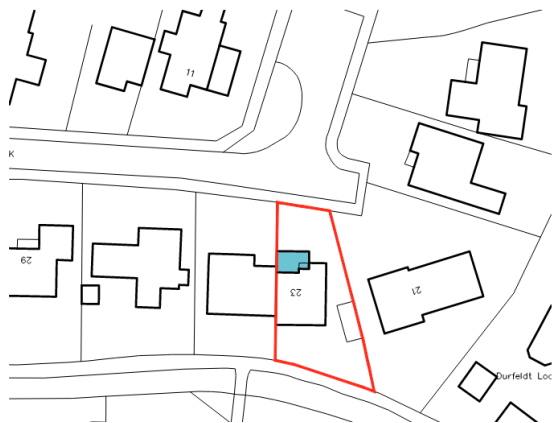
Application Reference: 2026/0190

Site Address: 23 Marsala Walk, Darfield, Barnsley, S73 9RF

Introduction: This application seeks full planning permission for a Single storey front extension to dwelling

Relevant Site Characteristics:

The dwelling is dark buff brick coloured detached house with what appears to be a front porch style extension but is seemingly an original feature. Because of this projection, the house features a stepped design on the front elevation. The dwelling is set within a small dead-end offshoot section of Marsala walk.



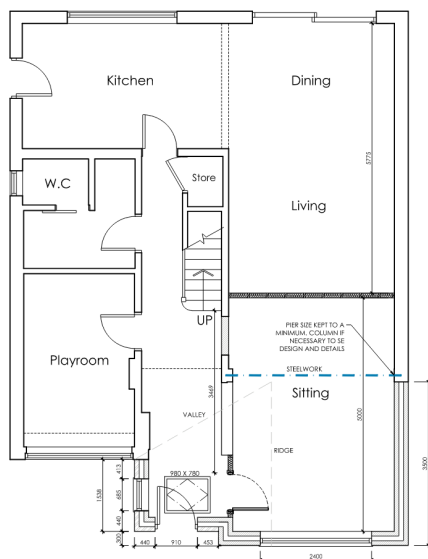
Site History

There is no site history for the address.

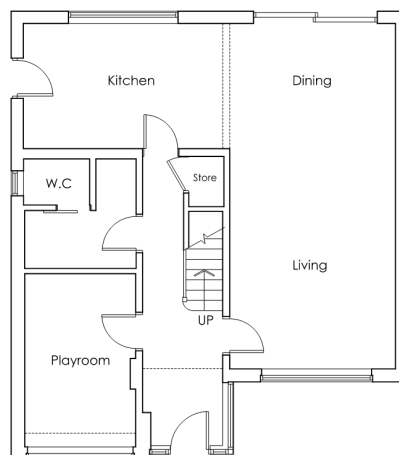
Detailed description of Proposed Works

The proposal would extend the existing porch with an extended front extension constructed of matching brick, partial render and a gable roof.

Existing and Proposed Floor Plans

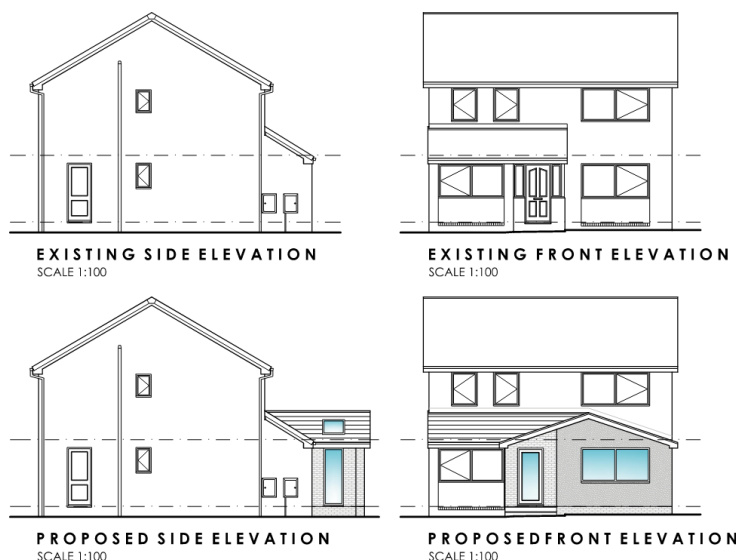


**PROPOSED GROUND
FLOOR PLAN**
SCALE 1:50



**EXISTING GROUND
FLOOR PLAN**
SCALE 1:50

Existing and Proposed Elevations



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 were received.

Public Rights of Way: Darfield FP 28, a public right of way runs adjacent to the rear boundary of the dwelling. Given the location of the proposal, the Public Right of way team do not believe there would be any impact on the right of way but have requested a standard informative to be added to any decision notice.

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

With a front projection of approximately 3.5m, the proposal seeks a large front projection. However, this must be taken in context with the stepped design of the original house. In approximate measurements, the existing width of the house is 8.53m, but this is stepped. Starting at the corner of the western elevation, the maximum length of the dwelling from the front to rear elevation is 9.6m, whilst this aspect of front elevation extends in width for 2.97m. The first step back is just 10cm in length, which is for the front entranceway, which has a width of 1.8m. The next step back is more significant at 1.57m, with the final aspect of front elevation extending 3.76m to the eastern elevation which has a reduced length to the rear elevation of 7.93m.

In the proposed plans, the proposed extension would infill and extend the setback adjacent to the eastern elevation. This is where the full extent of the 3.5m would be most prominent, increasing the original length of the eastern elevation from approximately 7.93m to 11.44m, around 1.84m beyond the furthest extent of the existing front elevation, which stands at 9.6m from the rear elevation of the dwelling.

The proposed front elevation, in approximate measurements starting from the western elevation would maintain the same 9.6m distance from the rear elevation for 2.67m. A new 1.54m projection for the new entrance way would extend in width for 1.80m. The final aspect of the front extension would project a further 30cm forward and extend 4.06m to the rear eastern elevation, which as stated above would now be 11.44m from the rear elevation. In terms of footprint, the proposed extension would add an additional 17 sqm to an existing ground floor footprint of 75.5 sqm. At about 3.65m high, the proposal would be in-line with the height of the existing porch.

The structural design of the porch is complementary to the existing dwelling, featuring new gable roof linking to the mono pitched roof of the existing porch. The stepped design noted above also significantly helps with maintaining some of the original character of the dwelling, whilst also minimising the impact of what remains a relatively large front extension. What is not either significantly detrimental but neither in strict accordance with the SPD House Extensions and Other Domestic extensions is the inclusion of partial render of the otherwise matching brick-built extension. Some mitigation for the render may also arise from the retention of an original area of yellow stone cladding, below a window on the front elevation. It's a strange feature but like the proposed render would have probably been a contemporary design feature at the time of the dwelling's construction.

The street scene broadly comprises of similar styled dwellings of varying scale, some with obvious extensions including the front elevation. The outlier of the street is the large neighbouring dwelling of No21 which features its own bold design feature of large black framed windows

In balancing the positives and negative of the proposal, overall, despite the relatively large scale of the proposal its implementation is effective, and the proposed render is of limited quantity on another well-designed proposal. Therefore, the proposal would be considered as having a modest impact on the scale, design and character of the original dwelling, and a limited impact within the street scene. With just a modest impact, the proposal would be compliant with local policy GD1 and D1, which carry moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

With good separation, limited development and a strong boundary treatment between the application dwelling and No21, there would be no impact on the amenity of that neighbouring dwelling. In contrast, there would be a level of impact on No19, also an adjacent neighbouring dwelling. As No19 is set further forward than the application dwelling, the impact of the 3.5m extension, would in effect be less than one meter forward of the front elevation of No19, which is set approximately 3.5m away from the eastern elevation of the application dwelling.

Set in between the neighbouring dwelling and the application dwelling, is the neighbours attached garage and boundary fence treatment. Whilst the extension would project approximately 2.40m beyond the garage, as the garage is set back from the front elevation of the house, any impact would be realistically mitigated by the fence. Regarding the neighbouring house, with the 3.5m distance from the extension, and with the existing boundary fence, there may be a limited amount of harm in relation to overbearing by the extension, and possible impact on morning sun, but any impact would be much more notable for the garage, rather than the neighbour's house.

There would not be expected to be any impact on any other dwellings within the street scene, and with a limited impact on the amenity of just one neighbouring dwelling, the proposal would be considered in accordance with Local Policy GD1 which carries moderate weight in favour of the proposal.

Highways

The proposed extension would take up some space of the existing front curtilidge but there would remain sufficient space to meet the requirements of two in-curtilage parking spaces of 5m x 2.5m each. With no other changes proposed to access or parking, there would be no impact upon 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:

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.