

**Application Reference:** 2026/0300

**Site Address:** 27 Quarry Street, Cudworth, Barnsley S75 8LS

**Introduction:** This application seeks full planning permission for a 2 storey side and rear extensions to dwelling

**Relevant Site Characteristics:**

The dwelling is buff brick, contemporary end terrace house, which along with its neighbours are located in an unusual position behind numbers 15 and 17 Quarry Street. Again, due to its location, the dwelling is sited in a prominent, elevated position above the street of Belle Green. The dwelling features an open plan front garden and enclosed rear garden.



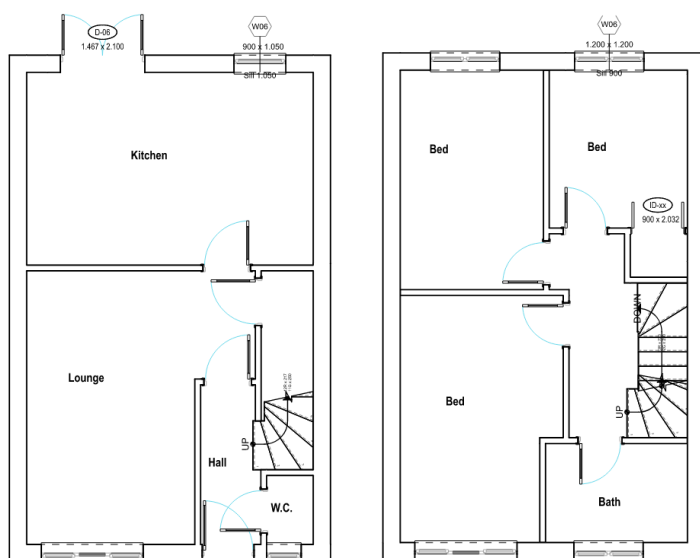
**Relevant Site History**

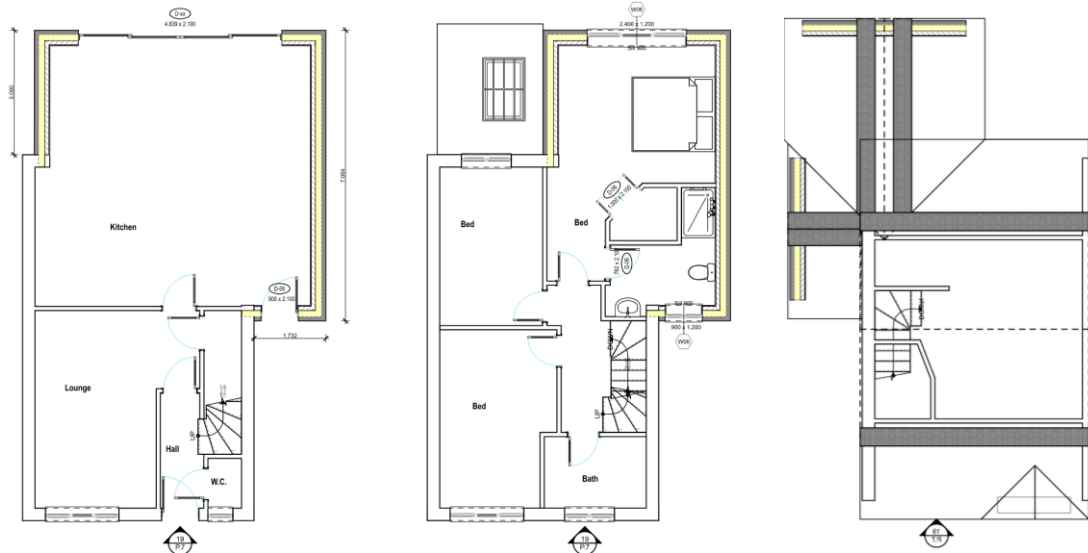
Application 2007/0541 for the 'Erection of 9 dwellings' in replacement of a residential care home was the last recorded planning application for this site, with the application dwelling being one of these 9 dwellings.

**Detailed description of Proposed Works**

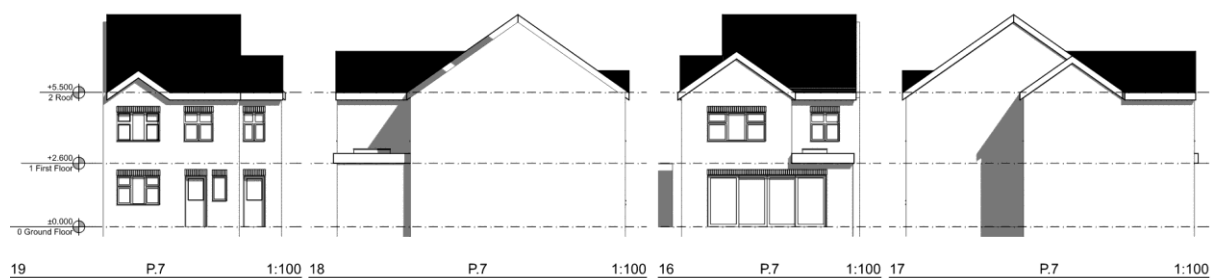
The proposal is for two-storey side and rear extension, although the rear aspect of the extension is a combined ground and first-floor extension. A loft conversion, without raising the height of the roof is also proposed

**Existing and Proposed Floor Plans**





## 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.

#### **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 extension in terms of relationship with the house would be of an acceptable scale, featuring a proposed footprint increase of approximately 28 sqm to an existing footprint of 49 sqm. On the first floor, whilst the original footprint matches the ground floor below, a smaller increase of approximately 25.5 sqm is proposed.

In approximate measurements, the side aspect of the extension is set back from the front elevation of the house by 4.8m, and extends rearwards for 7m, including 3m beyond the rear elevation of the dwelling. The side projection extends 1.73m, which practically fills the existing space between the dwelling and its side boundary although the width is far less than the allowable two-thirds of the existing dwelling's 5.88m width.

Approximate measurements for the rear aspect of the extension are a 3m projection from the rear elevation of the house, and a 7.02m width incorporating the 1.73m width of the side extension. The first-floor aspect of the two-story extension is set in by 2.5m from the side boundary with the attached neighbouring dwelling, giving a first-floor width of 4.52m, again incorporating the 1.73m of the side extension. Within the 2.5m setback from the side boundary, the roof of the ground floor extension overhangs by 0.15m (15cm), and there is a central rooflight, with height of about 20cm above that of the flat roof.

Additional space is proposed to be created within the roof space but there is no proposed increase to the roof height of the original dwelling. The original height of the eaves and roof remain at approximately 5.9m, and 9.09m respectively. The proposed side and rear extension feature a matching eaves height of approximately 5.9m and a reduced roof height of 7.4m.

As noted with the scale, the proposed design of the extension, through use of matching materials, a good set back from the front elevation, and a good step down of the roof would all minimise the impact on the design and character of the dwelling and meet some of the criteria outlined in the SPD House Extensions and Other Domestic Extensions. One criterion from the SPD, which is not met, is the requirement for a 1m gap being maintained between a side extension and a boundary. However, on this occasion with the unusual and heightened position of the application dwelling, the impact of not maintaining a 1m gap would only have a modest impact on the scale, design and character of the dwelling, whilst other aspects of the proposal would have a limited impact.

With at most, a modest impact from the extension on the scale, design and character of the dwelling, the proposal would be compliant with local policies D1, and GD1. This carries moderate weight in favour of the proposal.

### Impact on Neighbouring Amenity

The existing two first-floor elevation windows have distance of 9m to the rear boundary treatment, with an extra buffer of 1m created by the retaining wall. Below this wall sits the final 10m section of No 19 Belle Green's 21m rear garden. Beyond this rear garden is over 35m of public highway, dwelling's driveways and front gardens. With the extension projecting 3m from the rear elevation of the dwelling, the proposed windows would feature a reduced distance to the rear boundary wall of 6m or 7m including the boundary wall itself.

SPD House Extension and Other Domestic Alterations guidance suggests that '10m should normally be provided between rear-facing windows in the first floor (and above) and the rear boundary'. As noted above whilst the original windows technically met that requirement if the retaining boundary wall is considered, the proposed windows would not meet the guidance. For this specific application, in addition to the unusual height differential between the dwellings at either side of the boundary treatment, there is also additional mitigation.

The 10m guidance is designed to protect the privacy of neighbouring rear gardens; however it is always very difficult to fully protect the full extent of such a long garden as the 21m extent of the garden on No 19 Belle Green. Importantly, the 10m section of garden not directly overlooked by the application dwelling is the section of garden directly adjacent to the rear elevation of the neighbouring dwelling, and thus usually the area of garden most utilised and which would be considered the most important to protect, rather than the 11m, potentially overlooked aspect of rear garden. Further mitigation arises on this occasion through the use of the overlooked 11m section of garden. In addition to the applicant's rear boundary fence, and separate boundary wall, tall trees significantly higher than the boundary treatments are present within the 11m rear section of No 19's rear garden. The trees are clearly visible from the applicant's garden, whilst secondary imaging from Google Street view illustrates that the trees present completely obscure the view of the application dwelling from Belle Green, although this impact may be reduced in autumn and winter.

In consideration of only the rear section of the neighbouring garden potentially being overlooked, if the current trees were to be removed, there would be considered to be a modest impact on the amenity of No 19 Belle Green, and a limited impact, again if the trees were to be removed on the front gardens of other dwellings on Belle Green, located to the rear of the application dwelling. With no side windows proposed within the extension, there would be no impact to the privacy of dwellings No 11 to 15 Belle Green, located to the side boundary of the application dwelling. However, because the extension is built close to the boundary treatment, the proposal may exaggerate the existing overshadowing of the (partial) side elevation, side garden and front garden of No 15 Belle Green. Any decrease in light levels would be limited and outweighed by the existing overshadowing caused by the higher existing dwelling.

The remaining dwelling which may be affected is the attached neighbouring dwelling of No 25 Quarry Street. Due to the design of the proposed rear aspect of the extension, the impact of the proposal, particularly the first-floor aspect of the rear extension would be minimised. Unlike the ground floor aspect of the extension which would be constructed up to, or close to the boundary with No 25, the first-floor aspect is set in by 2.5m from the shared boundary. With no side elevation windows proposed, there would be no concern over privacy but despite the design, there may still

be impact of overbearing created by the extension. In addition to the 2.5m set back from the boundary, mitigation arises through both dwellings featuring north facing rear gardens. Therefore, any impact on light levels for No 25 should be limited, with sunlight only being impacted in the morning.

Concluding, whilst there would be the potential for a modest amount of harm to residential amenity, especially if the trees within the garden of No 19 Belle Green were to be removed, overall, the impact upon residential amenity would be considered as limited, which may be reflected in the lack of comments or objections received. Therefore, the proposal would be considered as being compliant with local Policy GD1. This carries moderate weight in favour of the proposal.

#### Highways

There is no proposed increase to the number of bedrooms at the dwelling, but even if there was, there is no proposed alterations to the parking provision at the address, which has two in curtilage parking spaces. For dwellings of three or more bedrooms, a minimum of two off street parking spaces is usually required. With the retention of parking spaces and no alterations to access, the proposal would not have an 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**

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

#### **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.**

#### **Conditions and Informative**

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 plans
  - Proposed Floor Plans 1216 P.5

- Existing Floor Plans 1216 P.6
- Existing and Proposed Elevations 1216 P.7
- Location Plan #1515
- Proposed Location and Site Plans 1216 A1.1

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.**

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.**

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.