

**Application Reference:** 2025/1025

**Site Address:** 153 Middlecliffe Lane, Little Houghton, Barnsley, S72 0HW

**Introduction:** This application seeks full planning permission for a single storey front extension to a two storey dwelling.

**Site Characteristics:**

Located on the main road in the small settlement of Little Houghton; the dwelling is a rendered semi-detached house with attached single storey garage on the side elevation. Many dwellings on the same side of the road are of similar appearance.

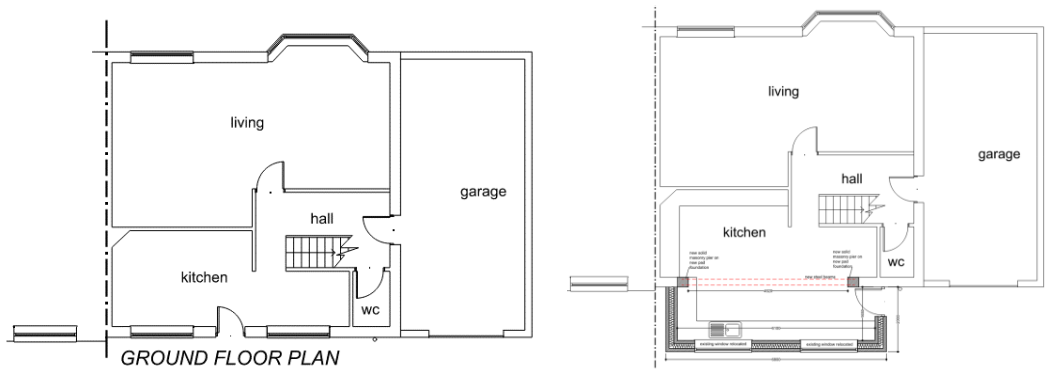
**Relevant Site History**

There is no site history for this address, the garage appears to meet the requirements of permitted development.

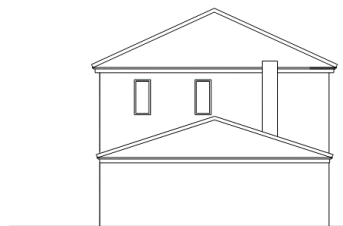
**Detailed description of Proposed Works**

The amended proposal is for a new front elevation extension, incorporating new rooflights, and relocation of the principal entrance door to the side elevation of the front extension.

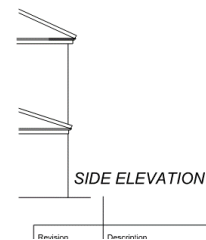
Existing and Proposed Floor Plans & Elevations



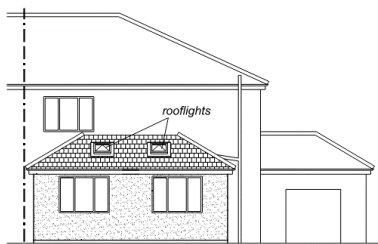
FRONT ELEVATION



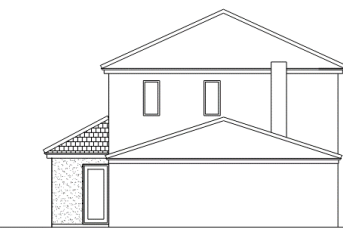
SIDE ELEVATION



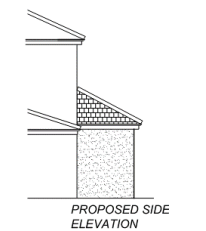
SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

### 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.

One neighbour objection was received, It has raised concerns on the scale of the proposal, which has now been reduced, and its impact in relation to the broader street scene and their amenity. It was also stated that they would not allow access to their curtilage during construction. This latter issue would be considered as a civil issue between parties involved.

Highways: Confirmed despite an increase in the size of the house, as parking and access would be unaffected by the supplied plans, and, the proposal would remain compliant with relevant local policies, that there are no objections and no highways related conditions are required.

Parish Council: No objections 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 amended proposal retains its wide width, covering over 80% of the original front elevation, and relocation of the front door to the side elevation of the proposed extension. Both these issues would be considered as not ideal in relation to the scale, design and impact on character. In a more positive note, the projection of the front extension has been reduced to 2m, and provides an overall footprint of just under 14m, an approximate 20% increase to the footprint of the original dwelling.

When the proposed front extension is considered against the already extended house, with no set back of the garage, the width of the extension covers approximately 57.5% of the front elevation and represents just a 14% increase in footprint size. When these more positive numbers are combined with the proposed use of matching materials, and a distance of over 7m between the extension and front boundary, the proposal becomes more respectful and representative of the character of the existing dwelling.

In the context of the broader area, a narrower front extension, with an identical 2m projection is attached to the front elevation of neighbouring No153, although currently hidden by high hedging. An equally narrow, but with also with a shorter projection of 1.8m, porch style extension is attached to the front elevation of attached neighbouring dwelling No151. At No149 visibility of a previously erected conservatory style front extension remains, whilst a terraced house slightly further along the road also features a small porch. In consideration of these and the varied street scene on the opposite side of the road, whilst undoubtedly there would be an impact from the proposed extension, to both the dwelling and street scene, it would not be significantly negative or completely out of character.

On balance,, the proposal would only be considered to have a modest impact upon the scale, design and character of both the original dwelling and broader street scene. Therefore, it would be compliant with local policies D1 and GD1. This carries moderate weight in favour of the proposal.

#### Impact on Neighbouring Amenity

Whilst there has been a neighbour objection, upon assessment of the amended proposal, there would not be considered to be any significant harm caused to the amenity of either neighbouring dwelling or other neighbours within the street scene. As noted above, the visual impact would only have a modest impact and the only potential impact on overbearing would be on the attached neighbouring dwelling of No151. However, a 45-degree line from the centre of the closest ground floor window of No151, towards the proposed extension would not intersect the extension, indicating any impact on light levels would not be harmful, and would be in accordance with the SPD House Extensions and Other Domestic Extensions.

Whilst the eaves height are a little higher than would be preferred, at 2.6m, the ridge height is 3.9m, the same as the existing garage, but only reaches this height approximately 2m away from

the boundary treatment with No151, again minimising any impact. For the unattached neighbour at No155, given the substantial distance between the extension and their dwelling, there would be no impact of overbearing.

With the potential for minimal impact on the amenity of No151, but no impact on other dwellings, the extension would be considered to have a limited impact upon residential amenity and would remain compliant with local Policy GD1. This carries moderate weight in favour of the proposal.

HighwaysThe proposed extension would not impact existing parking or access provision, and with no additional bedrooms proposed, the proposal would remain in accordance with the approved local policy, in relation to parking provision.

#### 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

#### **RECOMMENDATION: Approve subject to conditions**

##### **Justification**

In dealing with the application, the Local Planning Authority has worked with the applicant to

- The original size of the front projection was considered too large and was requested to be reduced.

#### **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.**