

Application Reference: 2025/0367

Site Address: 34 Norwood Drive, Brierley, Barnsley, S72 9EG

Introduction: This application seeks full planning permission for the erection of 1.5 storey side/rear extension incorporating front dormer, erection of front porch/hallway extension and creation of additional hardstanding for parking to the front of the dwelling.

Relevant Site Characteristics:

Located on a residential street in Brierly, the immediate street scene features buff brick detached houses of similar appearance to the application dwelling, but the broader street scene also features semi-detached houses, bungalows and red brick dwellings. Set within a predominantly enclosed curtilage which wraps around the dwelling, it features a front garden and side driveway leading to an existing outbuilding set behind the rear elevation. The dwelling itself features a tiled apex roof, ground and first floor bay windows and a canopy above the front door.

Site History

There is no recorded site history for this address.

Detailed description of Proposed Works

The proposal is for a 1.5 storey style side extension, with high apex style roof featuring a rooflight. The proposal would extend beyond the rear elevation by approximately 0.95m and slightly on to the rear elevation by 0.40m. The side extension also extends beyond the front elevation by approximately 0.5m, in line with the bay window and attached to the second aspect of the proposal which is a small front extension. The approximate total length of the extension would be 8.68m, with a width of 2.6m, an eaves height 2.7m, and a maximum height of 6.05m. The approximate measurements for the front porch would be 1.45m for the front projection, a 2.3m width, an eaves height of 2.4m and a 3.55m maximum height. Matching materials are proposed to be used. The final aspect of the works is for the removal of the front boundary wall and construction of two additional parking spaces.

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

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

Highways:

Highways raised no objections, subject to a condition that the proposed parking provision is completed prior to use of the proposed extension, and that adequate drainage is provided. A separate informative was also requested to be added which would remind the applicant that a separate application for an extension to the existing dropped kerb would be required.

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 scale of the proposal is unusual as the length is longer than the length of the house, but the width is quite short, and the roof is quite high. However, despite this unusual design and the disparities with local policy, with no set back from the front elevation, overall, the scale would be acceptable.

In more detail, the proposal sits well with the existing dwelling, and the roof is lower than the principal roof by approximately 1.35. The width is limited by the available space but retains a small gap from the boundary treatment and is less than two thirds of the width of the original dwelling. Whilst there is no set back of the side extension on the front elevation, as usually required by local policy, the extension is in line with the bay windows, and more importantly attached, but set back by approximately 0.8m, from the front elevation of the proposed front extension. In consideration of these aspects, the proposal would have a modest impact on the scale, design and character of the dwelling.

In common with the scale of the proposal, the design whilst not unique is uncommon, especially within the street scene. The only similar nearby side extension is seemingly the neighbouring dwelling across the street, which would not meet current local policy as it does not feature a step down of the roof or set back from the front elevation. However, with an otherwise varied street scene, including front porches, front extensions and canopies, the

impact of the design would be acceptable but with a modest impact to the design and character of the original dwelling.

With matching materials proposed for both the brickwork and roof, there would be little or no impact from the revised choice of materials on the design and character of the dwelling.

The proposal also includes the removal of the front wall and the installation of two new parking spaces in replacement of the lawn. These works would likely be considered as permitted development but from a planning perspective, at least 1 additional parking space would be required due to the loss of current parking provision. The loss of the front wall would bring the dwelling more in line with other dwellings within the area which are predominantly open plan or partially open plan with just side boundary treatments. Whilst the loss of the lawn would be regretful, the impact on the design and character of the dwelling would be limited.

As a result of the above, on balance, visual amenity would be maintained in accordance with Local Plan policy D1.

Impact on Neighbouring Amenity

The proposal is close to the boundary treatment with the neighbour dwelling, but a small gap is retained between the extension and the boundary. A slightly larger gap exists between the boundary treatment and the blank brick, side elevation of the neighbouring dwelling. With the blank side elevation of the neighbouring dwelling and very limited proportion of the extension progressing beyond the front and rear elevations of the application dwelling, the impact on neighbouring amenity from the proposed extension would be limited. The small extent of extension beyond the rear elevation would also have a limited impact on both neighbours to the side and rear of the dwelling.

For the front boundary works and additional parking provision, the proposals would have no negative impact on the amenity of either neighbouring dwelling. No.32 is already located adjacent to the existing parking space whilst an alleyway separates the application dwelling from No.36. With an increase of in-curtilage parking, this should eliminate or reduce the number of vehicles associated with or visiting the application dwelling from being parked on the highway. Therefore, the overall impact of works within the front curtilage would have little or no impact on residential amenity.

As a result of the above, residential amenity would be maintained, in accordance with Local Plan policy GD1.

Highways

The proposal increases the number of bedrooms, with an additional ground floor bedroom and reduces the existing parking provision. To meet local policy requirements of a minimum of two parking spaces for dwellings with three or more bedrooms, an additional two parking spaces, which meet highways standards of a minimum of 2.5m x 5m are proposed within the front

garden. Highways have requested a condition which ensures the parking provision is completed prior to occupation of the extension. As a result of the additional parking, the proposal would meet local policy requirements and subject to the separate approval of Street Works for the dropped kerb, there would be no 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

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:

- Originally, a dormer window within the front roof plane of the extension was proposed, this has now been replaced by a Velux style roof window.
- Render, which would have been out of character with the dwelling and street scene was also originally proposed. This has been changed to matching brickwork to the original dwelling.

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.