

Application Reference: 2025/0477

Site Address: 9 Brow View, Bolton Upon Dearne, Rotherham, S63 8BL

Introduction: This application seeks full planning permission for a Single storey side and rear extension to dwelling.

Relevant Site Characteristics:

Located in a small cul-de-sac leading off Ringway in a residential area of Bolton Upon Dearne; the semi-detached house is constructed of red brick and features a red tiled, hipped roof. There is a modest sized outbuilding attached to the side elevation of the house, extending beyond the rear elevation, and a separate and smaller outbuilding attached closer to the front corner elevation of the house, indicated as an outside WC on the plans. Both these outbuildings appear to be original features of the early to mid-twentieth century dwelling. The front garden is unusual, in the fact that the driveway located at the side of the dwelling extends beyond the extent of the front garden directly in front of the house. In common with 3 other pairs of semi-detached houses, there is no footpath outside of their dwellings, instead a square area of concrete hard standing provides both pedestrian and vehicle access for the six houses at the end of the cul-de-sac.

Site History

There are no recorded planning applications at this address,

Detailed description of Proposed Works

The proposal is for a ground floor side and rear, wraparound style extension which would incorporate the existing outbuildings. The new extension would include a WC, office and integrated garage. With measurements taken from the submitted plans. the current WC has a side projection and length of 1.03m each. The existing store features measurements of 1.66m for the side projection, a length of 4m, which includes 2.56m beyond the rear elevation, and rear side projection of 1.76m as it slightly extends onto the rear elevation. The height of both outbuildings to their flat roof is approximately 2.53m. The replacement wrap around extension would have approximate measurements of 4.10m for the side projection but increasing to 4.96m as it extends onto the rear elevation, a total length of 8.10m including a 2.56m rear projection. The approximate maximum height of the new mono pitched roof would stand at 4.14m, whilst the eaves would stand at 2.74m. Matching red brick is proposed for the extension whilst red Sandtoft 20/20 roof tiles provide a comparable match for the existing tiles of the original dwelling.

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

At less than two thirds of the width of the original house or less than 50% of the width if the attached outbuildings were considered, along with the ground floor only nature of the extension and its setback from the front elevation, the resulting scale of the proposal would broadly meet local policy requirements and have a limited impact on the design and character of the dwelling.

The design of the extension with its mono pitched roof provides contrast to the original roof, and with matching brick work and complementary styled roof tiles being used within construction, there would be limited impact on the design or character of the dwelling. In a street scene where less aesthetically matching additions to the side elevation have been constructed, the proposal would have little or no impact on the broader street scene.

As such, the visual amenity of the host dwelling and the wider streetscene would be maintained, in accordance with Local Plan Policy D1 and SPD 'House Extensions..'

Impact on Neighbouring Amenity

Leaving only around a 40cm gap between the extension and boundary with the unattached neighbour at No.10 is not ideal, but as the extension is a ground floor only, with a roof sloping away from the boundary, the extension should not be noticeably overbearing. There is an additional space within the neighbour's garden from their dwelling to the boundary of approximately 3.6m, and with no habitable ground floor windows being overlooked by the blank elevation of the proposal, whilst light levels and outlook may be insignificantly impacted, overall, the impact of the proposal on No.10 would be limited.

With the rear aspect of the extension being set approximately 6.7m from the boundary with the attached neighbouring dwelling of No.8, between 14 and 16m to the rear boundary and with over 10m from the front elevation of the extension to the front boundary, there would be little or no impact on No.8 or any other nearby unmentioned dwelling.

As such, amenity levels for the occupants of the host property, and neighbouring properties, would be maintained, in accordance with Local Plan Policy GD1 and SPD 'House Extensions...'

Highways

No additional bedrooms are proposed and whilst the garage does not meet the internal size standards required by local policy, there remains sufficient parking provision on the driveway for the parking of two vehicles in two parking spaces of at least 2.5 x 5m each.

As such, highway safety would be maintained in accordance with Local Plan Policy T4 and SPD 'Parking'.

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.