

Application Reference: 2025/0266

Site Address: 23 Longley Ings, Oxspring, Barnsley, S36 8ZS

Introduction: This application seeks full planning permission for the erection of a single storey side and single storey rear extension

Relevant Site Characteristics

Situated in a relatively small estate leading of the B6462 Sheffield Road between Penistone and Oxspring, the contemporary, yellow stone detached house sits within a large plot adjacent to Sheffield Road. The dwelling features a semi-open porch and canopy on the front elevation, with a conservatory and pergola on the rear elevation.

Site History

Application Reference	Description	Status (Approved/Refused)
2006/0275	Erection of playhouse (retrospective)	Refused
B/01/1527/PR	Mixed use re-development including employment, housing, public open space facilities and associated vehicular access and landscaping	Approved

Detailed description of Proposed Works

The proposal firstly comprises of a side extension with an approximate width of 4.4m, length of 5.8m, and a side gable roof with an approximate height 4.8m. The side extension would be located on the northern side elevation of the dwelling, located adjacent to the boundary treatment with Sheffield Road. Secondly a new rear extension in replacement of the existing conservatory and pergola would have a rear projection of approximately 3.75m, cover the 8.84m width of the rear elevation and have a flat roof height of 3.3m. Additional works include an extension of the existing porch canopy along the front elevation and onto the side extension, this extends the porch canopy for an additional and approximate 8.05m but the height remains at approx. 2.45m, and the projection of approximately 0.45m retains the exiting projection.

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 responses were received

Oxspring Parish Council was also notified with no comments or objections being 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 scale of the side extension is proportionate to the size of the original dwelling, with the side extension being less than two-thirds of the width of the original dwelling, it complies with one aspect of local policy. However, as the dwelling is essentially a corner plot, further local policy guidance applies. Generally, the width a side extension on a corner plot should not be more than 50% of the existing width between the side elevation of the original house and the boundary treatment.

On this occasion the side projection is approximately 4.4m, whilst the width between the house and boundary treatment is approximately 5.7m (50% = 2.85m), thus causing a 1.55m differential. However, as Longley Ings does not link to Sheffield Road adjacent to the application property it is not a traditional 'Corner Plot'. Furthermore, from the aspect of Sheffield Road, there is a high grass verge way and stone wall, on top of which is the relatively large wooden boundary fence for the application dwelling and estate in general. Whilst this boundary fence would not completely obscure the extension, it would obscure much of the extension and

would not impose any harm to the visibility along Sheffield Road or impose any harm upon the amenity of any nearby dwellings. As such, views of the extension would be fleeting and not as prominent as a traditional corner plot.

Therefore, whilst the side extension does not fully comply with local policy, the impact of it on the character of the dwelling, or upon the character of neighbouring dwellings and the broader area would be considered as limited. Therefore, visual amenity would be maintained in accordance with Local Plan Policy D1.

The rear extension is relatively modest in size with a projection of 3.75m and a flat roof height of 3.35m, which is just over the 3m limit for the extension to be allowable through permitted development. Therefore, regarding scale, there would be little or no impact on the character of the original dwelling.

Whilst the overall design of the proposals are acceptable, both aesthetically and in regard to policy, with matching materials and the continuation of the front canopy aiding the merger of the side extension; some character of the dwelling is lost by the addition of the single storey side extension and flat roof of the rear extension. With these insignificant design observations noted, the overall impact of the design on the character of the dwelling would be limited, and with the boundary fence significantly diffusing the view from Sheffield Road and beyond, the impact on the character of the broader area would also be limited.

Impact on Neighbouring Amenity

Due to the location of the dwelling, the location of neighbouring dwellings, and the limited size of the proposals, there is the potential for only one neighbouring dwelling to be affected by the rear extension. Having checked, whilst there is a small potential for the 45-degree angle rule to be breached, this breach would be very insignificant and mitigating circumstances of the proposed extension replacing an existing conservatory, and it being less than the maximum 4m projection allowed for an extension constructed through permitted development; the extension would only have a limited impact on the amenity of the adjacent neighbouring dwelling, and no impact on any other dwelling.

The proposed side extension would be located between the side elevation of the dwelling and a boundary fence separating the dwelling and the estate from the main road between Penistone and Oxspring. With no neighbouring dwellings being directly or indirectly affected by the proposal, there would be little, or no impact caused to residential amenity by the proposed side extension.

Highways

With ample existing parking provision maintained and unaffected by the proposals, and minimal visibility impact caused by the side extension, which is diffused by the boundary treatment, there would be little or no impact on parking provision or 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.