

Application Reference: 2025/0178

Site Address: 46 Pagnell Avenue, Thurnscoe, Rotherham, S63 0RF

Introduction:

This application seeks full planning permission for a Single storey rear extension, located at 46 Pagnell Avenue, Thurnscoe, Rotherham, S63 0RF.

Relevant Site Characteristics

The application site is located at 46 Pagnell Avenue, Thurnscoe, Rotherham, S63 0RF. The property is an end terrace located. This area is characterised by the large number of residential properties, which consist of predominantly detached and semi-detached and terraced dwellings. There are a number of small commercial properties located nearby in the centre of Thurnscoe. The site is East of Barnsley Town centre and North of Goldthorpe the site is only accessible via road links.

Site History

2021/1609 - Erection of a single storey rear extension - Approve subject to conditions, Jan 2022.

Detailed description of Proposed Works

Consent is sought for the Single storey rear extension. The applicant has stated that the materials would match the existing property. The applicant has submitted this application as they had previously had permission for the same scheme in 2022, however that approval has now lapsed. As such they have now submitted the same scheme again, however it should be noted that the Council's policies have changed since the previous application and therefore has to be assessed in line with the new policies.

The development would measure approximately:

- Extension – 4.6m (L) x 2.5m (Height to eaves) x 3.5m (Height of Ridge) x 4.03 (W).

It should be noted that dialogue was opened with the applicant about the nature of the application and the plans which had been provided, as they weren't accurate. The applicant also submitted a full planning application rather than a prior approval, the process for which is different, including how its assessed.

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 representations have been 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 Thurnscoe and the urban fabric of Barnsley. 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 and design of the extension is considered to be unacceptable. The scheme had previously been submitted in 2022, however that approval has now lapsed. The scheme must be assessed against the latest Council Policies. The applicant has stated that the materials used would match the existing dwelling, which is acceptable.

However, the scheme projects further than the allowed 3.5m as set out in the House extensions and other domestic alterations SPD (2024). Whilst it is accepted that rear extensions are a common occurrence and are normally acceptable in terms of scale, design and impact on the character of an area. However, these works can be completed under a prior notification application, and it would be considered to be acceptable. There have been no objections from any neighbours or residents in regard to this application or the previous application for the prior notification.

Impact on Neighbouring Amenity

“To combat the problems of loss of light, as well as loss of privacy and outlook, the size and projection of rear extensions need to be strictly controlled” (Council’s House extensions and other domestic alterations SPD (2024)). The single storey extension would project further than the 3.5m. The Council’s House extensions and other domestic alterations SPD (2024) states that “single storey extensions to the rear of terraced houses should not exceed 3.5 metres in projection and where they exceed 3 metres in length the eaves height should not exceed 2.5 metres”. These policies have been put in place to protect neighbouring properties amenity, and the scheme does not adhere to the new SPD. However, as the scheme has been previously approved under prior approval and there have been no objections from residents on this current application, the LPA has no objections to the current scheme.

Highways

The proposed rear extension would not result in the reduction in length of the driveway and the loss of access. The Council’s highways Officer has not been consulted upon as there is not going to be any changes or impacts on highway safety. As such the proposal would be acceptable from a highway’s perspective.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal does not comply with the relevant plan policies and however, as there have been no objections from any neighbours or residents. The previous prior approval application was

approved and thus the current application is recommended for approval, subject to conditions.

RECOMMENDATION: Approve subject to conditions

Justification

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

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 the plans (Nos. LOCATION PLAN (1:1250), SITE PLAN (1:500), PROPOSED FLOOR LAYOUT (1:100), PROPOSED FLOOR LAYOUT (1:50)) 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.

Informatives

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.