

Application Reference: 2026/0013

Site Address: 6 Old House Close, Hemingfield, Barnsley, S73 0QS

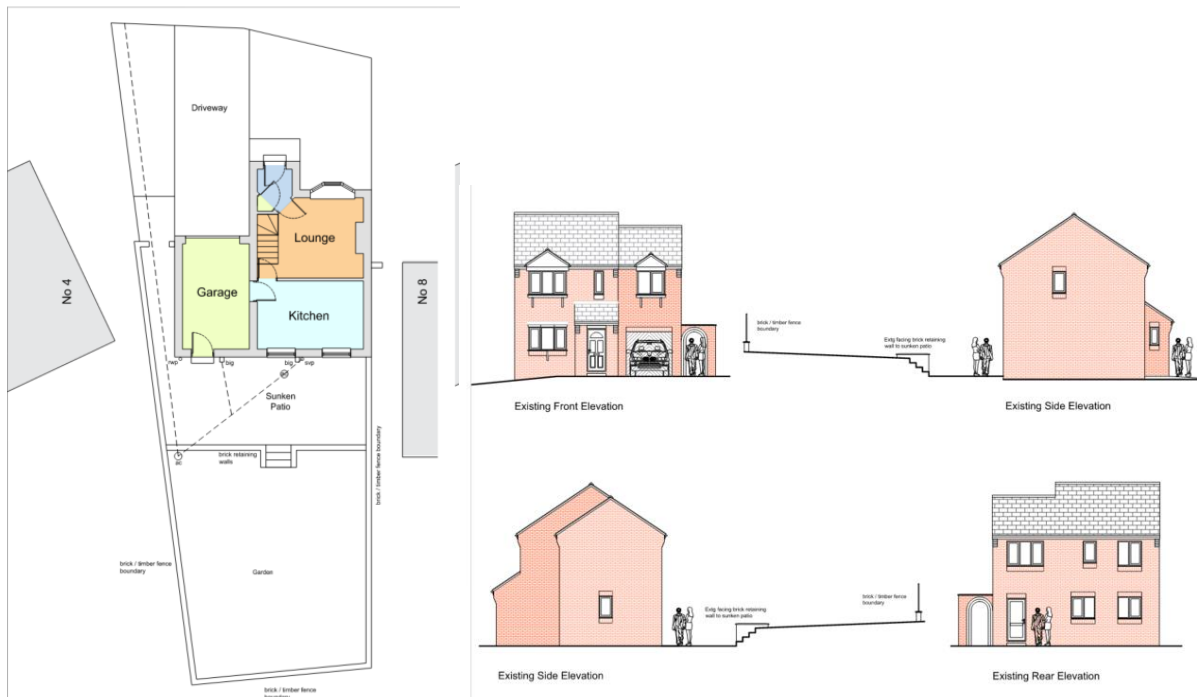
Introduction:

This application seeks full planning permission for the erection of a single storey rear extension and formation of new rear patio area to dwelling.

Relevant Site Characteristics

The site is situated on Old House Close in Hemingfield. Old House Close slopes gently to the south from Lady Croft Lane resulting in differing land levels for the properties. The property is located within a modern housing estate comprising of detached dwellings differing of size and design. The property is set back from the road with a small lawned front garden and driveway leading to an integral garage. The host property has been constructed in red brick with a pitched roof design. Large upper floor bay windows are located on the front of the property.

The rear of the property is bound with a low rise brick wall with wooden panels above providing some privacy. The neighbour to the south has an existing rear conservatory and the property directly behind has a large single storey rear extension running partly across the shared rear boundary. The rear garden is a good size, with a lowered patio at the properties floor level raising up to a higher lawned area with a retaining wall and stepped access.





0 50
Metres



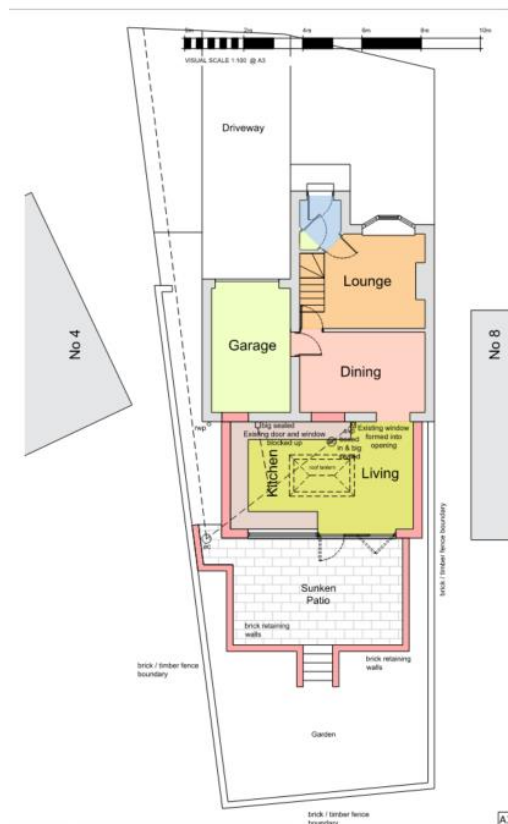
Site History

There is no site history.

Detailed description of Proposed Works

The proposal is to erect a single storey rear extension to the property to provide a living kitchen. The proposal will be constructed in matching brick and has been designed with a flat roof and roof lantern above. The proposal will project to the rear 3.97m and measure 6.78m in width, 2.6m to the eaves, 2.9m in total height. The proposal has been stepped in from the sides of the main dwelling 4.14m and 6.54m.

The proposal is also to create a sunken patio beyond the extension within the rear garden and relocate the retaining wall to accommodate this.



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:

Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

Section 2 - Achieving sustainable development.

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 provides three overarching objectives to sustainability, social, environmental, and economic. Paragraph 10 states to ensure that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

Section 4 - Decision making

Paragraph 48 affirms that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Section 12 - Achieving well-designed places.

Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 provides details to ensure that developments function well, are visually attractive, sympathetic to local character and optimise the potential of the site.

Paragraph 139 expresses that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

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

Paragraph 2 of the NPPF states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

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

Paragraph 131 of the NPPF states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 135 emphasises that development should be visually attractive and sympathetic to the local character of the area.

Paragraph 139 expresses that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Local design guidance SPD: House Extensions indicates how important it is that any extension is designed to be in keeping with the host property and the character of the neighbourhood. The roof styling and pitch should match those of the existing dwelling, along with matching materials.

The proposed rear extension has been designed with a flat roof, which although doesn't replicate the existing roof style of the host property due to the sheltered location of the proposal at the rear of the property the proposal is not expected to negatively impact the surrounding street scene. The proposal is expected to harmonize with the existing, and the materials are intended to be in matching brick in compliance with SPD principles.

The proposal as it stands meets the consensus of the NPPF and is in compliance with SPD: House Extensions and Other Domestic Alterations and Policy D1 of the Local Plan which expects development to be of high quality design and respect distinctive local character and local features.

Significant weight has been given to the design and impact on the character of the area.

Impact on Neighbouring Amenity

SPD: House Extensions provides expectations in relation to the size of proposals. Extensions to the rear of detached dwellings will be considered on their design merits and where no adjacent properties are affected.

The single storey rear extension will project 3.92m to the rear and has been set in from each side which will lessen the impact to the neighbouring dwellings. The proposed extension has a large window and patio doors along the rear elevation facing into the garden. No side facing windows are proposed.

It is acknowledged that the proposal will be located to the south of the neighbouring property at No.4, therefore some overshadowing is to be expected. However, as the proposal will be stepped in at the sides, is at a lower ground level than the neighbours due to the topography of the land, and due to the orientation of the neighbours dwelling the proposal is not expected to cause any unreasonable loss of amenity. No side windows are proposed which will further protect privacy for the neighbouring properties.

SPD: House Extensions states that a distance of 12m should be maintained to a blank gable wall and a distance of 10m should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary. The proposal is for a single storey rear extension which will face the side blank gable wall of the single storey extension related the neighbours beyond the rear boundary. There is a distance of approximately 10m between the neighbours extension and the proposed which is less than recommended, however, the land levels of the proposal are much lower than that of the neighbours to the rear, there is an existing boundary fence along the shared boundary, and the extension only reaches half way across the rear boundary. Taking this into consideration, in this instance the proposal is found acceptable.

The proposal is also to construct a sunken patio area, similar to the existing, located beyond the proposed extension. This will result in the relocation of the retaining wall within the rear garden. This is not expected to impact on any surrounding neighbours due to the minor nature of the proposal.

Attributing to the size and orientation of the proposed extension in relation to the neighbouring properties the impact has been closely assessed. Taking into consideration the characteristics of the site, the proposal is not expected to cause any disproportionate harm in terms of residential amenity. The application is therefore acceptable in terms of residential amenity in compliance with Local Plan Policy GD1 and D1.

Significant weight has been given to the impact on residential amenity.

Highways

Whilst the proposals increase the floor space of the dwelling, the number of bedrooms remains as existing. Off-street parking is retained for at least two vehicles within the site.

As such, the scheme is acceptable from a highways development control perspective in compliance with Local Plan Policy T4 New development and Transport Safety.

Moderate weight has been given to 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

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

It was not necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application.

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.