

Application Reference: 2025/0731

Site Address: 94 Church Hill, Royston, Barnsley, S71 4NG

Introduction: Erection of 2 storey side extension to dwelling.

Relevant Site Characteristics

The application relates to a detached dwelling within the Royston area. The property is formed from stone to the front and brickwork to the rear dressed in German smear. The property features a tiled gable roof form. The site provides a substantial rear and side garden and a long driveway to the front.

The surrounding area is characterised by various property types, including detached properties, semi-detached and terraced properties. A mixture of materials are also used, including render, brickwork and stone.

Planning History

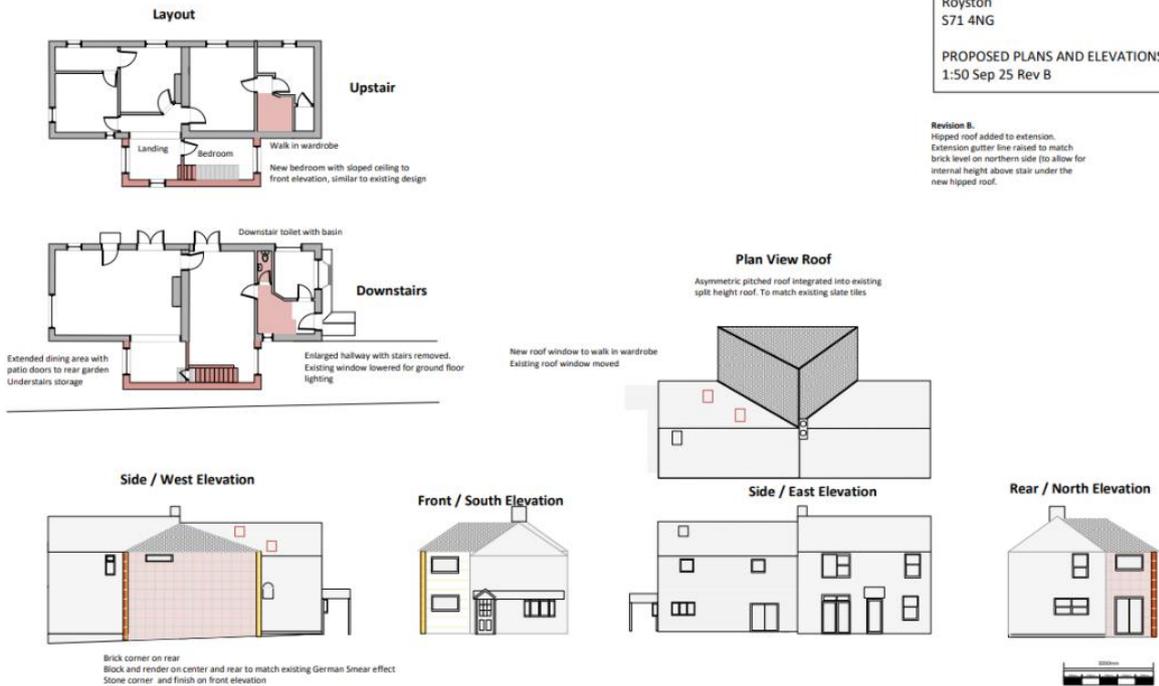
Reference	Description	Decision
B/91/1154/RO	Conversion of outbuilding to detached dwelling	Permission Granted
2011/1154	Extension of existing dwelling (No 94) to form 3 additional mews style cottages (Outline) (Resubmission)	Approve with Conditions

Detailed description of Proposed Works

The applicant is seeking permission to erect a two-storey side extension. The extension would project sideways approximately 2.8 metres and have an approximate length of 7.8 metres. A gable roof form is proposed with an approximate eaves height to the front of 4.5 metres and an approximate eaves height to the rear of 4.8 metres. A ridge height of approximately 6.5 metres is proposed. Glazing is proposed to the front elevation ground floor and to the first floor servicing a bedroom. Glazing is proposed to the rear elevation first floor to service a landing. Patio doors are detailed to the ground floor to service a dining area. A window is detailed to the side elevation at first floor level to service the landing area. Two rooflights are detailed to the west facing roof plane. The proposal is detailed to be constructed from stone to the front elevation. The west side elevation would be constructed from render with red brick and a cream/white overcoat to match the red brick with German Smear effect. The rear elevation would also be constructed from red brick coloured render with cream/white overcoat to match a German smear effect. The roof is detailed to be dressed in slate.

Mr Richard Hindmarsh
 94 Church Hill
 Royston
 S71 4NG

PROPOSED PLANS AND ELEVATIONS
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Revision B:
 Hipper roof added to extension.
 Extension gutter line raised to match
 brick level on northern side (to allow for
 internal height above stair under the
 new hipper roof.

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.

One representation was made prior to the amended elevations concerning loss of light due to the gable roof form and suggested a hipped would alleviate this.

One representation was made referencing the possible issue of work vehicles parking outside their property during the construction of the proposal leading to parking issues.

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 where 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 Supplementary Planning Document for House Extensions states ‘all two-storey side extensions should have a pitched roof following the form of the existing roof. To prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling. A setback from the front elevation allows for a vertical break in the roof plane and a lowering of the ridge line. The sideways projection of a two storey side extension should not exceed more than two thirds the width of the original dwelling.’

The projection of 2.8 metres would not exceed two thirds the width of the existing dwelling and is therefore compliant with the House Extensions SPD. Given the uniqueness of the site and the placement of the proposal the extension would be substantially set back from the front elevation. This assists in reducing the impact of the extension. The proposal provides a hipped roof form with a similar pitch to the existing gable roof form allowing for a proposal which provides similar character to the existing dwelling.

The proposed glazing to the front elevation is of a similar fenestration to the existing dwelling although not identical, however it is acknowledged, replicating the existing window size and position would be difficult given the age of the existing dwelling and omission of a window at first floor level of the existing front elevation.

The proposal would be constructed from stone to the front elevation providing a matching character to the existing dwelling. The side and rear elevations would be constructed from render with a red brick overcoat and a German smear effect. These elevations would not be seen from public viewing and in any case have been detailed to materials which match the existing elevations.

It is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making and as such carries considerable weight in favour of the application.

Impact on Neighbouring Amenity

The proposed extension would only be impactful and seen by neighbours to the west of the site. Although the proposal is in close proximity to the boundary with 92 Church Hill, the proposal would be approximately 16 metres from the rear elevation of the neighbouring property. The House Extensions SPD outlines a distance of 12 metres should be maintained between blank gable walls. Although not completely blank, the side elevation of the proposal facing 92 Church Street only provide one short window at a heightened level which would service a landing area. This would therefore not be considered to allow for levels of overlooking from a habitable room and is therefore not considered to detrimentally impact residential amenity or loss of privacy.

The use of a hipped roof form assists in reducing the dominance of the proposal and has been detailed as an acceptable design alteration in response to comments from neighbours. Some boundary treatment is in place between on the boundary which goes some way to reducing the impact of the proposal and reduces the opportunity for overlooking from ground floor windows.

It is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1 General Development. This carries significant weight in favour of the application.

Highways

The proposal would result in the addition of a fourth bedroom and does not provide an increase in onsite parking facility. The site does allow for parking to the front of the dwelling. Given the site already provides three bedrooms and the site facilities parking for two cars, the addition of a fourth bedroom would not require an increase in parking facility.

As such, the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety. This carries significant weight in favour of the application.

Representations

Representations made referring to the use of a gable roof form have been alleviated through the amendments of the proposal to a hipped roof form. The use of a hipped roof form reduces the impact of the proposal and prevents any detrimental overbearing impact from the proposal.

Representation has been made referring to the parking of work vehicles during the construction of the proposal. This is not a material planning consideration and cannot therefore be controlled through any conditions on a decision notice. Parking of all vehicles during the construction of the proposal should however remain legal at all times.

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 has only been made necessary to make contact with the applicant in order to confirm the materials which have been proposed. Upon receipt of the materials confirmation the applicant also amended the plans to provide a hipped roof form in response to comments from a neighbour.

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 amended plans

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and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality 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.

- 2) This permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant.