

Application Reference: 2025/0492

Site Address: 38 Meadow Road, Royston, Barnsley, S71 4AJ

Introduction: Erection of a single storey rear extension

Relevant Site Characteristics

The property is a detached dwelling within the Royston area. The street scene is characterised by various house types including both detached and semi-detached dwellings and detached and semi-detached bungalows. Red brick is predominantly used within the street scene along with pitched roofs.

The site provides a small driveway and garden to the front and large garden to the rear. A two-storey extension is located to the north side elevation and a conservatory is located to the rear of the dwelling. The property is constructed from red brick with a tiled hipped roof form.

Site History

Application Reference	Description	Status
B/96/0039/RO	Erection of attached garage and first floor extension	Permission Granted
B/99/1096/RO	Erection of rear conservatory extension	Permission Granted

Detailed description of Proposed Works

The applicant is seeking permission to erect a single storey rear extension. The proposal details an approximate rearward projection of 4 metres and an approximate width of 8.1 metres. A flat roof is proposed providing an approximate roof height of 3.3 metres. A roof lantern is detailed centrally to the extension. Bifold doors are detailed to the rear elevation spanning approximately 5.9 metres. White render is detailed.



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 made

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 '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. 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. On semi-detached dwellings an extension should not project more than 4 metres and again, the eaves height should not exceed 2.5 metres where the extension would project beyond 3 metres.'

The proposed single storey extension would provide a substantial rearward projection of approximately 4 metres. Although this is a substantial rearward projection, given the dwelling is detached and provides a large rear garden, the projection would not be considered overly dominant to the character of the dwelling and the site. White render has been detailed, which although does not match the dwelling, the proposal would be to the rear and not easily seen from the street. In addition, there is evidence of one rendered property further south on Meadow Road. Although the use of a pitched roof would be preferred, given the proposal is to the rear of the dwelling and is not prominent on the street scene, the use of a flat roof is considered acceptable. The bifold doors detailed to the rear elevation sit symmetrical to the proposal and provide a modern feel.

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 significant weight in favour of the application.

Impact on Neighbouring Amenity

The proposed extension would be located to the north of 36 Meadow Road and so would not cause any loss of sunlight to the south. Although a substantial projection of 4 metres is proposed, due to the orientation of this neighbour, the projection would not extend past the rear of 36 Meadow Roads rear elevation. The proposal would therefore not be considered to have a dominant or overbearing impact to the south.

Given the orientation of the site, the proposal will have a lessened impact on neighbouring 8 Meadow Court. In addition to a large tree, the site is screened to the north by substantial fences and bushes, preventing any impact to the north from the proposal.

No side windows have been detailed to the proposal which prevents any possibility for overlooking. The bifold doors detailed to the rear elevation face the rear amenity space of the site and would not be considered to provide detrimental levels of overlooking.

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 substantial weight in favour of the application.

Highways

The proposal does not result in the increase of bedroom facility at the site or any reduction 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.

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

Contact was made with the agent to request for matching materials to the dwelling as opposed to white render. However, given the agent outlined matching brickwork would be hard to closely match and the proposal is to the rear of the dwelling along with the evidence of another rendered dwelling in the street, the use of white render has been considered acceptable on this occasion.

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.