

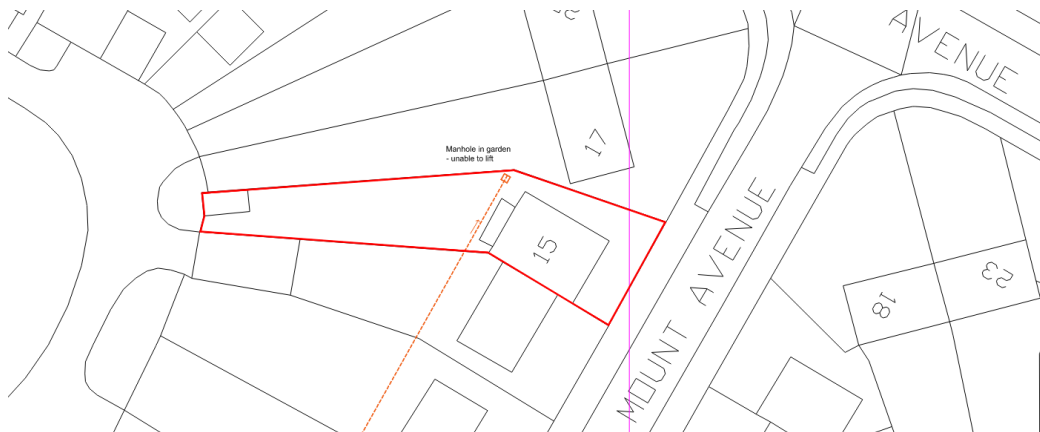
**Application Reference:** 2026/0369

**Site Address:** 15 Mount Avenue, Great Houghton, Barnsley, S72 0BP

**Introduction:** This application seeks full planning permission for the removal of rear single storey extension, and replace with new single storey rear extension to dwelling

**Relevant Site Characteristics:**

The dwelling is an atypical styled red-brick semi-detached dwelling. The application dwelling features a gable style front elevation, with a principal entrance door located on the side elevation of the dwelling. The counterpart of the semi-detached block is a terraced style dwelling with an enclosed front garden and typical front elevation entrance door. The application dwelling features a small, ground floor extension on its rear elevation, leading out to a narrow but long rear garden. There appears be significant level differences between the front and rear gardens, with the latter approximately 0.6m, higher.



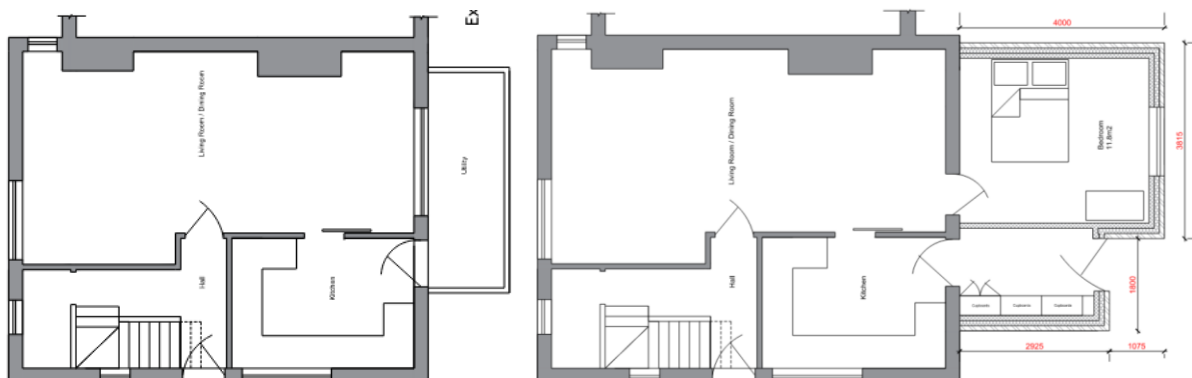
**Site History**

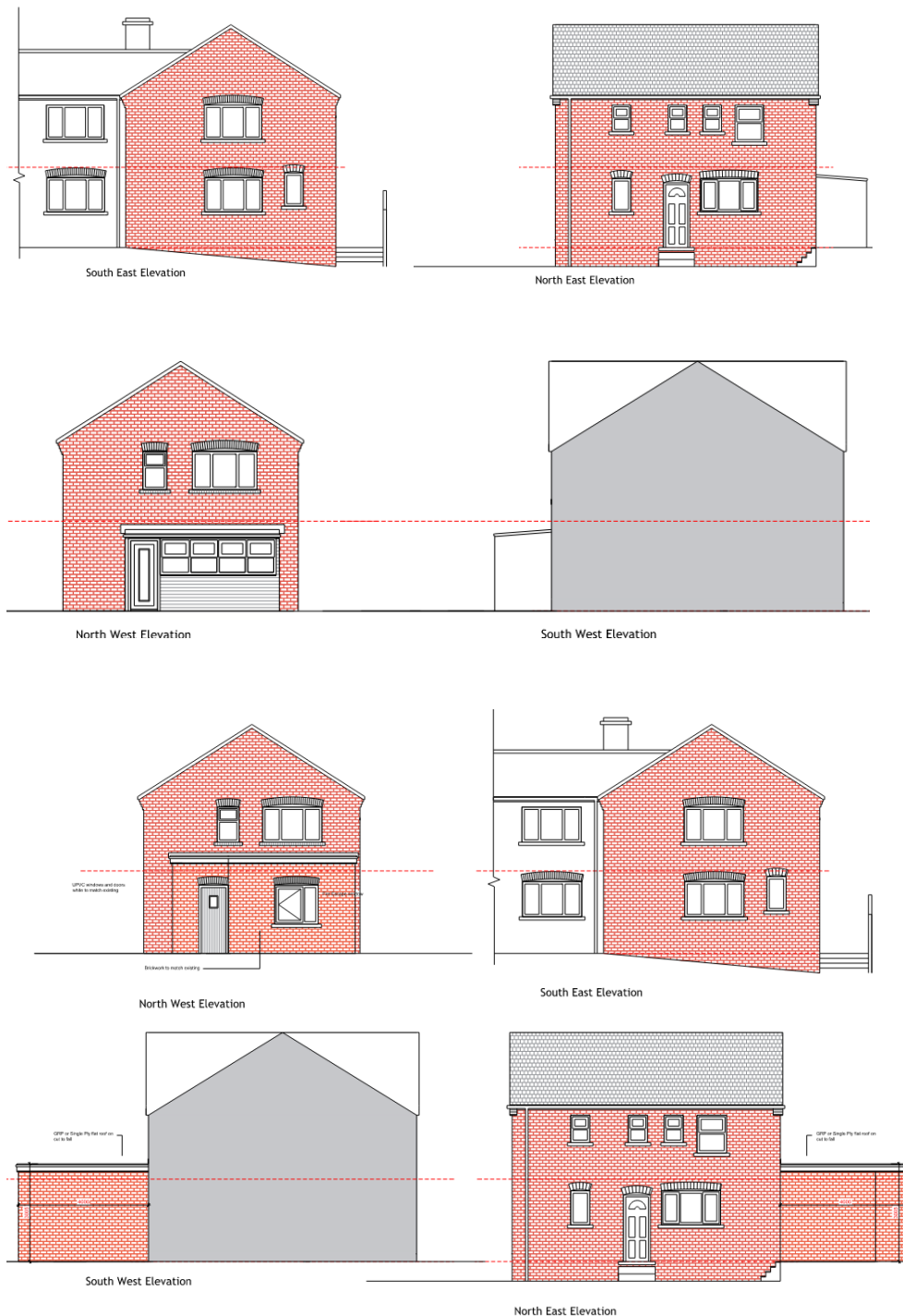
There is no site history for the address.

**Detailed description of Proposed Works**

The proposal is for the removal of the existing rear extension and its replacement with a larger extension with a rear projection of 4m, and higher flat roof height of just over 3m.

**Existing and Proposed Ground Floor Plan and Elevations**





## 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

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework 2026 sets out the overarching planning framework for England and has replaced the previous version published in December 2024. It has introduced a revised structure comprising national decision-making policies organised by policy code rather than paragraph number. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development and states that in all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in the NPPF should be approved without delay.

Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The most relevant sections are:-

Section 3 - Decision making policies

Section 4 - Achieving sustainable development

Section 14- 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 comments were 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

With approximate measurements of 4m for the rear projection, 3m for the flat roof, and with a width of 5.615m, the proposal is too large to be considered as General Permitted Development and marginally too high to have been acceptable for a Householder Prior Notification application.

The SPD House Extensions and Other Domestic Extensions broadly states that whilst a 4m rear projection is acceptable, the eaves height should not exceed 2.5 metres where the extension would project beyond 3 metres. In this instance, with a proposed flat roof, a 2.5m eaves height would be extremely difficult to achieve as the eaves height is generally measured at the top of a flat roof.

Given the proposed extension would be located on the rear elevation of the dwelling, away from prominent public view, the scale of the proposal would be acceptable in this instance provided it does not cause harm to neighbour amenity. This is discussed in more detail below.

The overall design is considered to be acceptable as it complements the design of the host dwelling and would have a limited impact on the scale, design and Character of the dwelling and the wider area. The proposal would therefore be compliant with local policy GD1 and D1, which carry moderate weight in favour of the proposal.

## Impact on Neighbouring Amenity

There are two potential neighbouring properties which may be impacted by the proposal, However, given the location and scale of the proposal, there would be little or no impact on the neighbouring dwelling of No17. For number 13, the proposal would potentially impact upon there amenity

through what is called the 45-degree rule. This is where an imaginary 45-degree angle is taken from the centre of the closest ground floor window of the neighbouring dwelling and projected at 45-degree angle. On this occasion the corner of the proposed extension, closest to the boundary with No 13 intersects this imaginarily 45-degree line, indicating there may be a potential impact on light levels.

However, whilst there is a breach, the breach is quite modest, and there are significant mitigation against this being a notable concern. Firstly, only an area of approximately 1.44 sqm of an approximate 19 sqm extension is potentially causing an issue, which as noted, has not been raised as a concern by the neighbouring dwelling. Secondly, if the extension was constructed through permitted development, with a 3m rear projection, a similar problem would still arise, although minimally less impactful. Thirdly, due to the design of the pair of dwellings, the actual party wall already causes a breach of the 45-degree angle, due to the application dwellings rear elevation being set further forward into the garden. Finally with the side elevation of the extension being north of the neighbouring dwelling, it would have very limited impact on sunlight levels.

With at most a modest amount of impact to the amenity of a neighbouring dwelling, the proposal would still be considered in accordance with Local Policy GD1 which carries moderate weight in favour of the proposal.

#### Highways

The site does not have any formal off street parking provision. There is an access road to the rear of the dwelling, leading to a circular road, around a recreational field and a few parking garages. Some dwellings appear to have access to parking provision within their rear garden, or park informally on the circular road.

Because of the potential lack of on-site parking provision, Highways DC were consulted in case additional in curtilage parking provision was required. Highways confirmed that that the dwelling was an existing three bedroomed house, and whilst there was provision of a further ground floor bedroom, this would not trigger a requirement for additional parking provision, and that there would be no impact upon 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.

#### Conditions and Informative

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 plans
  - Location Plan 001 – PL
  - Proposed Site Plan 02 – PL
  - Existing Plans and Elevations 03 -PL (B)
  - Proposed Elevations 005-PL
  - Proposed Floor Plans 06 -PL

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.**

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.