

**Application Reference: 2025/0099**

**Site Address: 74 Highstone Avenue, Worsbrough Common, Barnsley, S70 4LF**

### **Introduction:**

This application seeks full planning permission for the erection of rear two storey and single storey and front single storey extensions to dwelling

### **Relevant Site Characteristics**

The property is a semi-detached dwelling within a residential area. The street scene is characterized by semi-detached properties constructed from matching materials to the site.

The site provides a modestly sized rear garden with facility for parking to the front and south side of the dwelling. A porch is located to the front elevation utilising a gable roof form and a flat roofed garage to the rear garden space of the site. The property is constructed from red brickwork and features a hipped roof.

### **Site History**

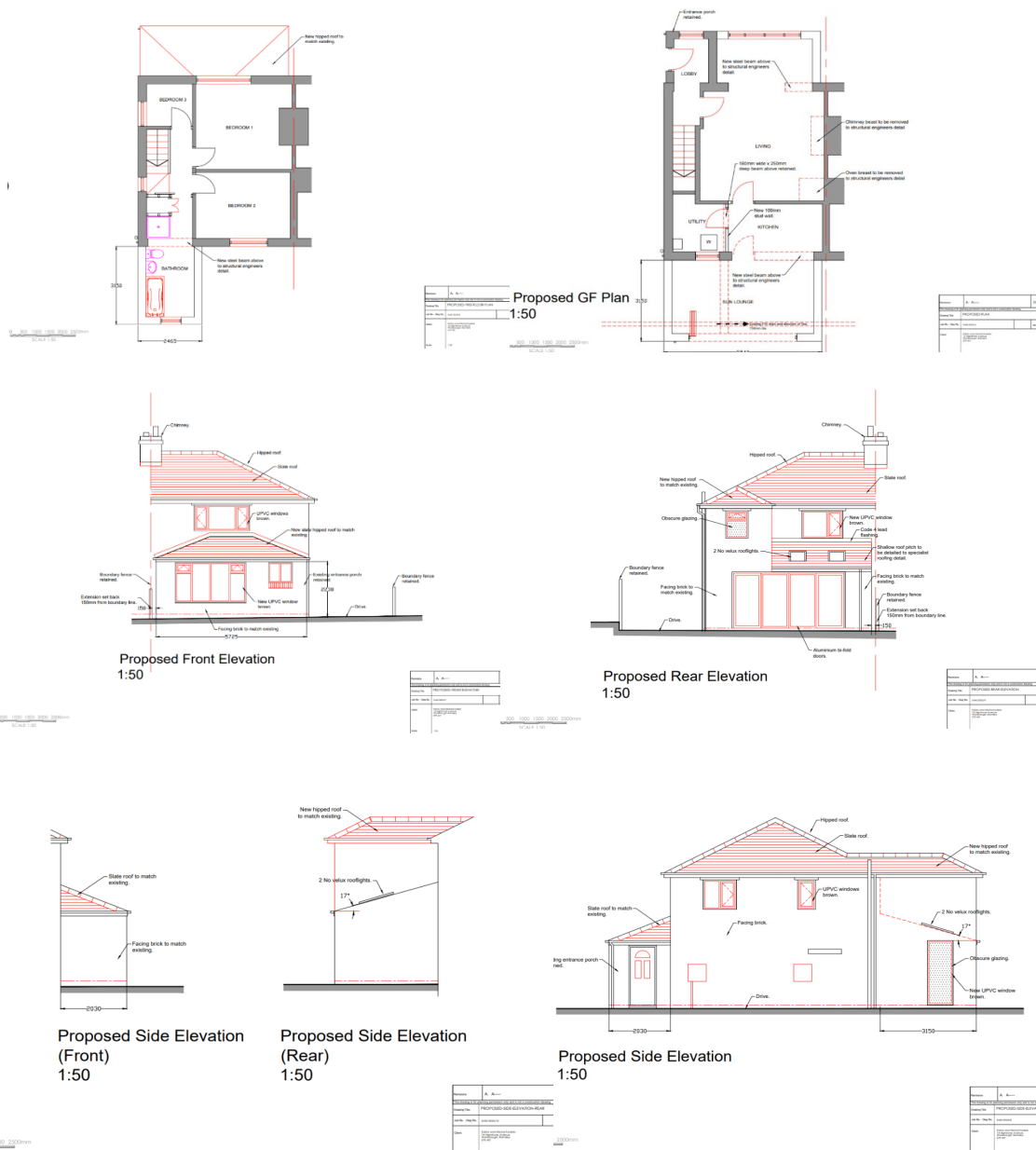
<b>Application Reference</b>	<b>Description</b>	<b>Status</b>
2019/0700	Erection of front porch to dwelling and rear detached garage	Approve with Conditions

### **Detailed description of Proposed Works**

The applicant is seeking permission to erect a two-storey and single storey extension to the rear of the dwelling and a single storey extension to the front elevation, incorporating the existing porch.

The rear extension would be a two-storey proposal to the south side of the rear elevation providing a rearward projection of approximately 3.1 metres and a width of approximately 2.5 metres. An approximate eaves and ridge height of 4.6 metres and 5.4 metres is proposed respectively. A hipped roof form facing the east is detailed. An obscured rear window is detailed to the second storey and services a bathroom. The rear single storey extension would provide a matching rearward projection of 3.1 metres. The proposal extends the full width of the rear of the dwelling; however, the single storey element would provide a width of 3.5 metres. A lean-to roof is proposed with an approximate eaves and total height of 2.3 metres and 3.3 metres respectively. Two rooflights are detailed to the roof of the single storey extension and bifold doors spanning approximately 4 metres are detailed centrally to the rear elevation. An elongated, obscured glazed window has been detailed at ground floor level to the south elevation of the two-storey extension.

The front extension is detailed with a width of approximately 5.7 metres and a forward projection of approximately 2 metres. An approximate eaves height of 2.3 metres is proposed with an approximate ridge height of 3.3 metres. A hipped roof form is detailed. Windows are detailed to the front elevation servicing the extended living room and the existing porch window is maintained. The access door to the property is maintained to the south elevation of the existing porch. Matching materials are detailed throughout.



## 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 in relation to the connection of the drainage from the rear extension and the shading of the extension to the representor's rear amenity space. Objection was also made relating to loss of daylight and sunlight and the loss of outlook to the south as a result of the proposed front extension. Additionally, objection was made in relation to the front extension being overly imposing and out of character with the surrounding area.

### **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 that '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. Two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook. Two-storey extensions to terraces and semi-detached properties which abut a party boundary and adversely affect main windows will not normally be allowed. Two-storey rear extensions to semi-detached houses should, therefore, generally be designed with a rear projection of less than 3.5 metres and for terraced houses 2.5 metres. The front elevation of a building is the most important for its contribution to the street scene. Generally, therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene or cause overshadowing to neighbouring dwellings.'

The proposed two storey rear extension provides a projection of approximately 3.1 metres. A maximum projection of 3.5 metres would be permitted under the House extensions and Other Domestic Alterations SPD. Additionally, the proposal is placed to the south side of the rear elevation at the furthest point away from the adjoining neighbour, lessening any potential for overshadowing and avoiding any abut to the party boundary. The use of a hipped roof form allows the proposal to remain in keeping with the dwelling and street scene and will have little impact given the proposal is to the rear.

The single storey extension provides a projection of approximately 3.1 metres. A maximum projection of 4 metres would be permitted under the House extensions and Other Domestic Alterations SPD. It is noted an extension of a similar projection could be erected in the same

position under permitted development (not requiring planning permission). It would therefore not be prudent to restrict this element of the proposal.

The proposed front extension provides a matching hipped roof form to the existing dwelling allowing the proposal to remain in keeping with the site. It is acknowledged a similar front extension has been permitted within the street scene at 3 Fairview Terrace. Given this, the design would not be considered to detract from the character of the street scene. Although the proposal does not include a door to the front elevation, the proposal is not considered to alter the character of the original dwelling. The removal of the door is permitted given the door was removed under previous application 2019/0700.

Matching materials detailed throughout ensure the entirety of the development remains in keeping with character of the street scene, particularly to the front elevation.

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

One window has been detailed to the side elevation facing the south. Although this window directly faces a neighbours amenity space, the window is a ground floor level and has been detailed to be obscured, preventing any opportunity for overlooking. Furthermore, significant boundary treatment is located to the south, screening the window from view. The window at first floor level servicing the bathroom has also been detailed to be obscured, protecting the privacy of both the applicant and neighbours. It is acknowledged some shading could be affected to northern neighbours; however, this is not considered to be to a detrimental level given the distance from the boundary. The proposed two-storey extension is placed to the south side of the rear elevation, the furthest point away from any abuttal with the adjoining neighbour to the north. The single storey extension is close to the northern boundary, however, is not considered to not cause detrimental levels of overshadowing given the relatively low height of the proposed eaves. Furthermore, substantial boundary treatment assists in screening the development.

It is acknowledged the proposed front extension is to the south of 72 Highstone Avenue, however the proposal does not intersect the 45-degree rule and so is not considered to cause a detrimental loss of sunlight and daylight or loss of outlook. The projection of approximately 2m is not considered to be excessive and matches the projection of the existing front porch extension. The use of a hipped roof form, in addition to it's matching of the site dwelling, assists in reducing the impact of the proposal as the nearest elevation of the proposal to northern boundary is also the lowest part of the roof form. The proposal is therefore not considered to be overly dominant or imposing.

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 considerable weight in favour of the application.

#### Highways

The Parking SPD outlines a property of two or more bedrooms requires two parking spaces. The bedroom capacity is not increased by the proposed development. The proposal would cause some loss of parking facility to the front of the dwelling, however sufficient parking space is maintained to the south side of the site, maintaining access to the rear of the

dwelling. 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**

In dealing with the application, the Local Planning Authority requested amendments from the agent. Amendments were not provided, however on balance the proposal was still considered acceptable.

**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.**