

Application Reference: 2025/0155

Site Address: 6 Briar Grove, Brierley, Barnsley, S72 9EF

Introduction:

This application seeks full planning permission for a 2-storey side extension, and new door to rear of dwelling.

Relevant Site Characteristics

The site is situated within Brierley, the property is a detached dwelling. The area is predominantly residential in character. The properties consist of detached, semi-detached and terraced dwelling houses. The site is in close proximity to Brierley C of E Primary School. The area surrounding is farmland and is only accessible via road links, such as the A628 and there are no commercial properties nearby. The site lies north-east of Barnsley town centre and is north of Grimethorpe.

Site History

No recent or relevant site history.

Detailed description of Proposed Works

The applicant is proposing the construction of a 2-storey side extension, and new door to rear of dwelling. This would increase the bedrooms from 3 to 4, storage and kitchen. The proposal would measure approximately:

- 7.2m (L) x 3m (W) x 5.3m (Height to eaves) x 7.5m (Height to roofline).

The applicant has stated that matching materials will be used in the construction of the extension.

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
- Trees and Hedgerows

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.

Highways – Acceptable subject to the following conditions:

- Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced in a bound permeable material and adequate measures shall be so designed into the proposed access to avoid the discharge of surface water from the site on to the highway.
- The gradient of individual vehicular accesses/driveways shall not exceed 1 in 20 as measured from the edge of adjacent carriageway.

- Boundary treatments to the front of the plot shall be set at a height no greater than 900mm above the level of the near side channel line of the public highway to ensure the visibility thus provided shall thereafter be maintained as such.
- When the proposed (replacement) access has been constructed the existing access shall be permanently closed in a manner to be approved by the DPA.

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 the urban fabric of Barnsley. 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 scheme would extend over the existing driveway. There are examples of this kind of development nearby at other residential properties which have expanded the residential space. The applicant has set the extension back and has stated that matching materials will be used to match the existing dwelling. The scheme also does not exceed more than two thirds the width of the original dwelling. The applicant has ensured that there is a setback and a lower ridge height of the development to ensure that the scheme complies with the house extensions and alterations SPD. This is to ensure that there is no terracing effect.

Considering these factors the proposals scale, design and impact on the character would be minimal and is therefore acceptable, in accordance with Local Plan Policy D1.

Impact on Neighbouring Amenity

The proposed extension would not have a negative impact on the neighbouring amenity as the extension would be set to the side of the property, adjacent to the neighbouring side elevation and on a similar building line.

As such, the scheme would not overlook any neighbours and would not breach the 45-degree rule, therefore, there would be no significant increase in overshadowing nor would it be an overbearing feature. Both the development and the neighbouring property would have blank side elevations (no windows) and, as such, would not lead to any loss of privacy or light.

As a result of the comments above, the impact on the neighbouring amenity of the dwelling and the street scene as a whole would be maintained, in accordance with Local Plan Policy GD1 and the requirements of SPD 'House Extensions and Alterations (2024).

Highways

The proposed rear extension would result in the reduction in length of the driveway. I note that there is an extended driveway leading to a garage where the extension is proposed, however, there are gates adjacent to the house with pillars either side reducing the driveway width, making it very difficult, if unlikely, for a vehicle to have access to the garage or park adjacent to the property.

The Council's highways Officer has been consulted, and they have stated that the parking provision will remain unchanged and there is no requirement for additional parking with the increase of one bedroom. As such, there are no objections to this application from a highways point of view, subject to the following conditions:

- Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced in a bound permeable material and adequate measures shall be so designed into the proposed access to avoid the discharge of surface water from the site on to the highway.
- The gradient of individual vehicular accesses/driveways shall not exceed 1 in 20 as measured from the edge of adjacent carriageway.
- Boundary treatments to the front of the plot shall be set at a height no greater than 900mm above the level of the near side channel line of the public highway to ensure the visibility thus provided shall thereafter be maintained as such.
- When the proposed (replacement) access has been constructed the existing access shall be permanently closed in a manner to be approved by the DPA.

These conditions are acceptable and thus will be attached to the application if approval is granted.

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 subject to conditions.

RECOMMENDATION: Approve subject to conditions

Justification

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

It has 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.

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 plans (Nos.HA-250201- 6 Briar grove - Proposed Plans, Block Site Plan and Location Plan (1:100, 1:50, 1:200, 1:1250)) 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. Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced in a bound permeable material and adequate measures shall be so designed into the proposed access to avoid the discharge of surface water from the site on to the highway. Reason: To ensure adequate provision for the disposal of surface water and to prevent mud/debris from being deposited on the public highway and to prevent the migration of loose material on to the public highway to the detriment of road safety.
4. The gradient of individual vehicular accesses/driveways shall not exceed 1 in 20 as measured from the edge of adjacent carriageway. Reason: In the interests of the safety of persons using the access and users of the highway.
5. Boundary treatments to the front of the plot shall be set at a height no greater than 900mm above the level of the near side channel line of the public highway to ensure the visibility thus provided shall thereafter be maintained as such. Reason: To maintain visibility in the interests of the safety of persons using the access and users of the highway.
6. When the proposed (replacement) access has been constructed the existing access shall be permanently closed in a manner to be approved by the DPA.
Reason: In the interests of road safety

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.
2. The development hereby approved includes the creation of/carrying out of alterations to vehicular access (es). You are advised that before undertaking work on the adopted highway you will require a Section 184 licence from the Highway Authority. The works shall be to the specification and constructed to the satisfaction of the Highway Authority. Fees are payable for the approval of the highway details, and inspection of the works. Further information and an application form are available on the BMBC website at <https://www.barnsley.gov.uk/services/roads-travel-and->

parking/parking/dropped-kerbs/ or please contact at email
Streetworks@barnsley.gov.uk or call to 01226 773555.

3. The development hereby approved includes the demolition of existing buildings. You are advised that before undertaking any demolition, you may require a demolition licence from the Highway Authority. Please be aware that works shall be to the satisfaction of the Highway Authority and if you start demolition work without the appropriate licence, you may be prosecuted. Fees are payable for the approval of demolition, and you will be issued with a Section 81 notice prior to commencing work. Further information and an application form are available on the BMBC website at <https://www.barnsley.gov.uk/services/planning-and-buildings/building-control/get-permission-to-demolish-a-building/> or please contact at email demolition@barnsley.gov.uk or call to 01226 773555.