
2024/0225

Address: 12 Thruxton Close, Cudworth, Barnsley, S72 8NB

Description: Single storey side extension to 2 storey semi-detached dwelling

Site & Location Description:

Located in a residential area of the settlement of Cudworth, the dwelling is a buff brick coloured semi-detached dwelling with a large driveway and one of a pair of semi-detached garages, with No.10 sharing the drive and occupying the second garage. Excluding the driveway, the front garden is relatively small, but there is a larger side and rear garden.



Planning History: None Since the original development was granted in the 1970's.

Proposed:

The proposal is for a modest sized side extension, attached to an existing protrusion or permitted development extension. The proposal would include alterations to or a new roof of a similar design, but which would be slightly higher and cover the existing ground floor extension, and the proposed extension. Unusually glazed sliding doors would be located on the front of the proposed side extension, in replacement of an existing single door.

Measurements:

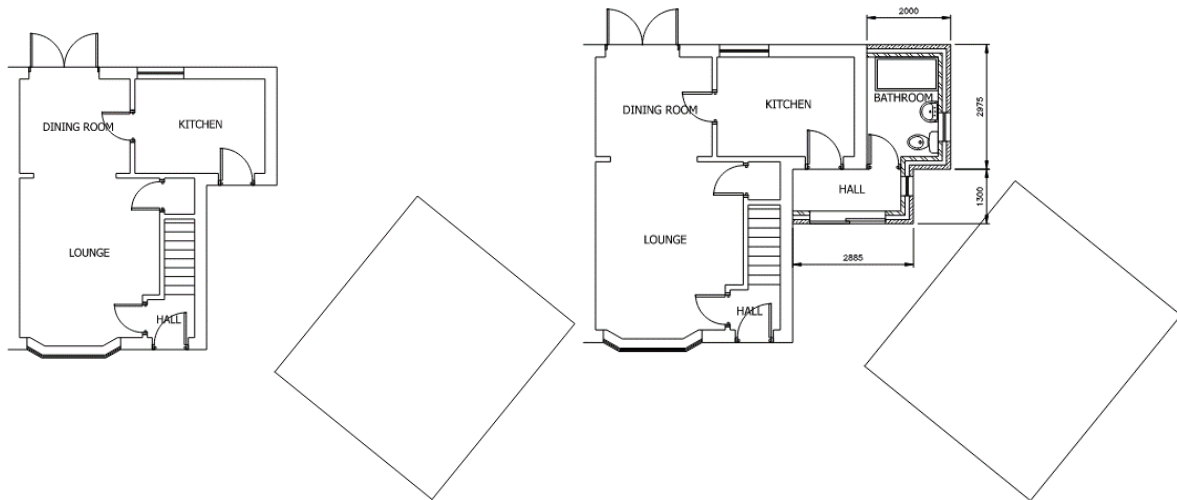
All existing roof and eaves heights have been checked on the plans and remain unaltered on the proposed plans.

Side Extension

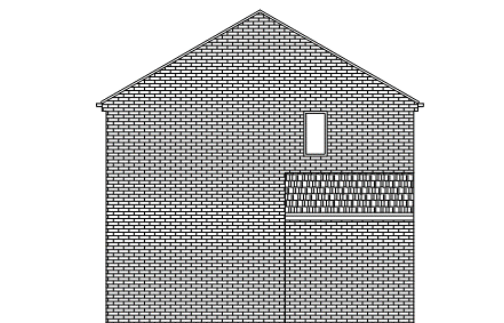
- **Side Projection: 2.88m** (from original side elevation)
- **Side Projection: 2m** (from original protrusion/extension)

- **Length: 4.27m (total)**
- **Additional Space Created: 9.84sqm**
- **Maximum Eaves Height: 3.94m (original 2.43m)**
- **Maximum roof height: 2.48m (original 3.54m)**
- **Distance From Front Elevation to Sliding Doors of Extension: 2.87m**

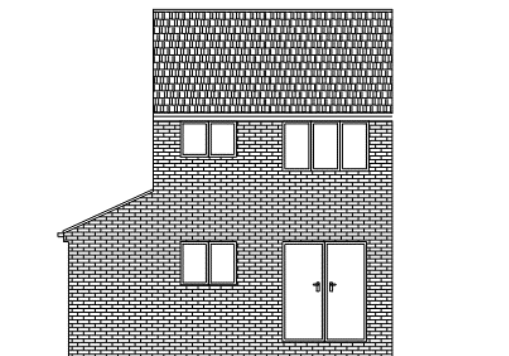
Existing and Proposed Floor Plans and Elevations



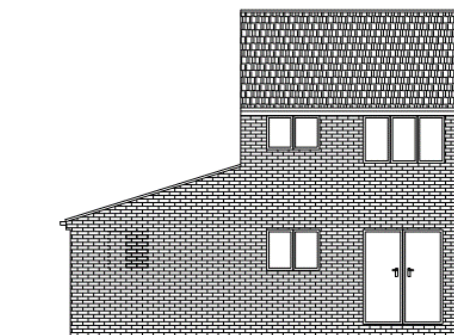
EXISTING FRONT ELEVATION
SCALE 1:100 AT A3



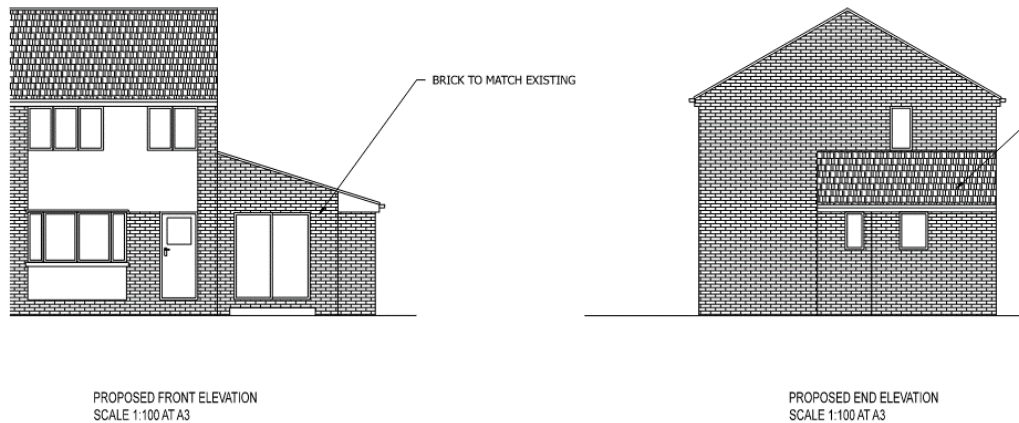
EXISTING END ELEVATION
SCALE 1:100 AT A3



EXISTING REAR ELEVATION
SCALE 1:100 AT A3



PROPOSED REAR ELEVATION
SCALE 1:100 AT A3



Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; No comments were received.

Consultees:

Public Rights of Way: There would be no objection as long as the public footpath remains open and accessible. An informative has been provided to add to any planning consent granted.

Forestry Officer: Confirmed in a verbal conversation that the small tree which is to be lost is of insignificant value and that the tree at the rear of the garden would be very unlikely to be affected by the proposal, so no specific tree protection measures would be required.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 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.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or

relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 12: Achieving well-designed and beautiful places -

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates:-

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

GD1 - General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

SD1: Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

D1 - High Quality Design and Place Making: Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

T4 – New Development & Highway Safety: New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

Principle of development

The site is located within land designated as Urban Fabric. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

Residential Amenity

Due to the location of the dwelling, and in particular the location of the small extension, there would be no impact of the residential amenity of any neighbouring dwellings, or the broader area.

Visual Amenity

Whilst in principle, the proposed extension itself would not have any significant impact on the character of the dwelling or the visual amenity of neighbouring dwellings, due to its size, location and distance to other dwellings. The proposed sliding doors are an unusual choice and may have a small impact on the character of the dwelling. In mitigation of this, the principal front door is to remain on the front elevation, with the glazed doors set almost 3m back from the front elevation. Regarding the impact on the street scene, overall due to the location of the extension and the distance between the dwelling and the road, the extension's impact would only be minimal and would not significantly harm the broader street scene.

Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety.

Recommendation: Approve with conditions