

Application Reference Number:		2026/0402	
Application Type:		Householder	
Proposal Description:		Conversion of existing attached garage to ensuite bedroom and first floor side extension above	
Location:		27 Chapel Street, Birdwell, Barnsley, S70 5UW	
Applicant:		Mrs Brenda Bentley	
Third-party representations:	Two	Parish:	None
		Ward:	Rockingham

Summary:

This planning application seeks householder planning permission for the conversion of the existing attached garage to an ensuite bedroom and the erection of a first-floor side extension above it.

The site falls within Urban Fabric as allocated by the adopted Local Plan. Development comprising alterations to an existing residential building are considered acceptable in principle if proposals would not significantly adversely affect residential amenity, visual amenity, highway safety, and where satisfactory standards of design are achieved.

The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 4 of the National Planning Policy Framework (NPPF, 2026).

Recommendation:

Approve subject to conditions

Site Description

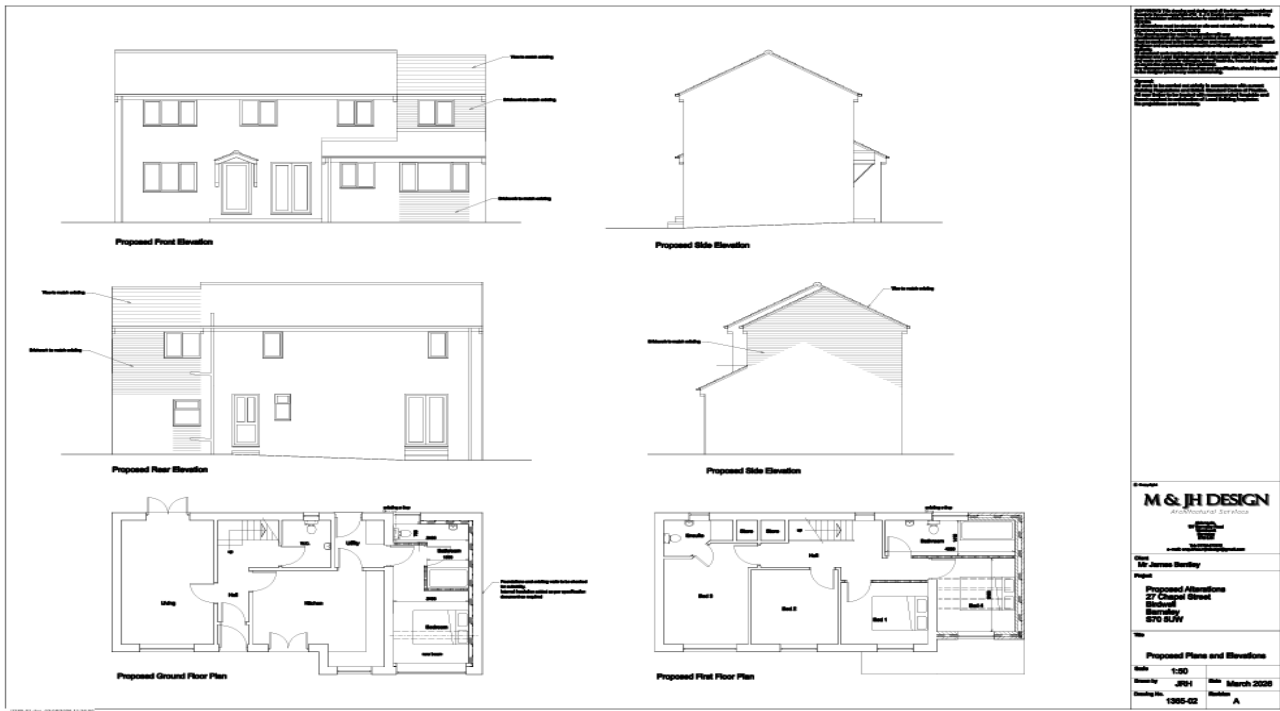
The dwelling is a two-storey detached dwelling located on Chapel Street in Birdwell. The dwelling is accessed off a private drive off of Chapel Street. The surrounding area is predominately residential. The dwelling has garden areas to the front and rear. Parking is provided in the form of an attached garage to the side and a driveway in front of this.



27 Chapel Street, Birdwell, Barnsley, S70 5UW



Proposed Development



The applicant seeks approval for the erection of a first floor (two-storey) side extension with a side (northwest) projection of 2.9 metres and a width of 5 metres. The extension features a pitched roof with a ridge height of 6.65 metres and an eaves height of 4.8 metres. The materials used will be matching brickwork and roof tiles. The conversion of the existing attached garage is also proposed; however, this element of the proposal constitutes permitted development.

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 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.

Local Plan Allocation – Urban Fabric

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

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

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy 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. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy 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.

Policy T4: New Development and Transport 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.

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 (NPPF) 2026 sets out the overarching planning framework for England. It has replaced the previous version published in December 2024 and 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, with paragraph 17 setting out the three overarching objectives of sustainable development: economic, social and environmental. Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The following NPPF sections are relevant in this case:

- Section 3 - Decision-making policies
- Section 4 - Achieving sustainable development
- Section 14 - Achieving well-designed places
- Section 15 - Promoting Sustainable Transport

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.

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Supplementary Planning Documents

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.

Representations

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; two objections have been received and in summary raised the following points which are material planning considerations.

- Conflict with House extensions and other domestic alterations SPD
- Conflict with Local Plan policies
- Inadequate parking provision
- Intensification of access track
- Loss of daylight and sunlight of neighbouring properties
- Loss of outlook to neighbouring properties
- Overbearing impact of extension
- Overshadowing of neighbouring properties

Consultations

Highways Development Control (DC) – No objections subject to conditions

Assessment

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that: *'Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise'*.

The NPPF at paragraph 3 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan and is a material consideration in planning decisions.

The main issues for consideration are as follows:

- The acceptability of the principle of the development
- The impact on neighbouring residential properties
- The impact on the character of the area and host dwelling
- The impact on the highway network and highways safety

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 of Development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

Impact on Neighbouring Residential Amenity

Concerns have been raised regarding the potential for the extension to be overbearing. The addition of the proposed first floor side extension will not have a significantly detrimental impact on any neighbouring property by way of being overbearing due to its modest projection and its height not exceeding that of the existing dwellings' main roof. As a result of amended plans providing a step down and set back, in accordance with the adopted spd, the extension will be seen against the outline of the host dwelling, and the extension does not project beyond the existing front or rear elevations at first floor level.

It is noted that the first-floor aspect of the dwelling is extended by 2.9 metres in the direction of adjacent properties however this does not extend closer to the neighbouring properties than the existing built form at ground floor level. The first-floor addition maintains the separation distance to existing adjacent properties, will be viewed against the existing dwelling and will not contain any windows, and any potential impacts regarding being overbearing are considered to be minimal and are therefore acceptable. This weighs significantly in favour of the proposal.

Potential overlooking will also be limited as there are no windows proposed on the side elevation of the extension. The windows on the front and rear elevations are reflective of the existing window arrangements. This weighs significantly in favour of the proposal.

In terms of the potential for overshadowing, loss of daylight and loss of sunlight, the main impact of this is in the form of the increase in roof height of the existing single storey side extension. It is acknowledged that there may be a small increase in overshadowing of the gardens of number 29 and 31 Chapel Street resulting from this, however this is not deemed to be a significant increase from the existing impact.

The proposal is not for a new dwelling, and a sunlight assessment is not required. It is noted that the host dwelling is set to the southeast of the adjacent properties and not directly to the south which would also lessen any impact. As a result, if there is any impact due to overshadowing this will only affect the far end of the garden of numbers 29 and 31 Chapel Street for a short period in the day and would not be overly significant.

Concerns have also been raised over the failure of the proposal to meet the 45-degree rule, this rule as applied from the House extensions and other domestic alterations SPD states that to comply with the rule any extensions should be designed so as not to cross a 45° line. This applies to dwellings that are aligned side by side and is therefore not applicable to this circumstance. Also, as stated above the proposed first-floor extension does not increase the width of the footprint of the existing dwelling.

Furthermore, reference has also been made to the 25-degree rule and 45-degree rule as applied from the Residential Amenity and the Siting of Buildings SPD. Whilst this calculation does relate to the potential loss of daylight resulting from proposed development, it only applies to non-residential buildings which is not the case with this application and is therefore also not applicable.

Overall, the impacts on residential amenity are considered to be at an acceptable level and the proposal will not cause any significant adverse effects on neighbouring residential dwellings. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and the adopted SPD House extensions and other domestic alteration and is acceptable in terms of residential amenity. This carries significant weight in favour of the proposal.

Scale, Design and Impact on the Character of the Dwelling

The SPD states that *'materials should normally be of the same type, colour and texture to the existing house or as close a match as possible'*. In this case, the proposed materials will match the host dwelling with matching brickwork and roof tiles being used which is an acceptable choice of proposed materials. This weighs significantly in favour of the proposal.

The SPD states *'all two-storey side extensions should therefore have a pitched roof following the form of the existing roof'*. The proposed extension utilises a pitched roof which follows the form of the existing dwelling's pitched roof. The proposed roof is also set down from the main roof line and aligned at the eaves. As mentioned above this ensures that the extension will be seen against the outline of the host dwelling and that the proposed height will be lower than that of the existing dwelling. This weighs significantly in favour of the proposal.

The SPD states *'to prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling'*. The first-floor extension is setback 0.5 metres from the front wall of the existing dwelling at first floor level which is an acceptable setback distance, and this will ensure that the extension appears subordinate. This weighs significantly in favour of the proposal.

The SPD states that *'the sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling'* in order to ensure subordination and that the original

dwelling is retained as the dominant feature of the dwelling. A projection of two thirds of the original dwelling is 6.1 metres, and the proposed projection is less than this at 2.9 metres. Therefore, this proposed projection is acceptable, and it ensures the original dwelling remains the dominant feature. This weighs significantly in favour of the proposal.

The proposed extension conforms to the SPD in terms of the external materials, roof type, projection, set down and setback therefore it will have little impact upon the character of the street scene due to the harmony with the existing dwelling. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Highway Safety

Concerns have been raised with regard to parking provision and highway safety. The proposal includes the addition of another bedroom to the dwelling, however there will be no increase in the on-site parking requirement. There is a change to the existing parking arrangements due to the proposed garage conversion however there is still space to the front of the dwelling for parking.

With reference to the amended Site Plan Rev. 2, the proposals now include an extended turning area which will allow vehicles parked on either side of the widened driveway to carry out a turning manoeuvre. A bin store is to be provided at the end of the extended turning area. Highways DC were consulted and raised no objections. It is therefore considered that the proposals will not adversely impact upon the highway and are acceptable from a highway's perspective. This weighs significantly in favour of the proposal.

Planning Balance and Conclusion

In accordance with NPPF the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be located within a sustainable location and would not impact on the character of the area, highway safety, or upon residential amenity to a significant degree, and this weighs considerably in favour of the application.

All other material planning considerations have been fully explored by the appropriate consultees who have raised no objections to the proposal and holistically this weighs moderately in favour of the application. The proposal is therefore, on balance, recommended for approval. 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.

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 has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Parking
- Setback
- Set down
- Turning area

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.