

**Application Reference:** 2025/0392

**Location:** 49 Barnsley Road, Dodworth, Barnsley, S75 3JW

## Introduction

This application seeks planning permission for the erection of a front porch and internal alterations.

## Relevant Site Characteristics

This application relates to a narrow and irregular shaped plot located on the west side of Barnsley Road, near to the junction with Hawthorne Crescent and in an area that is principally residential and characterised by a mix of dwelling types of similar scale and varying appearance. To the south are some commercial uses. Dodworth Primary School is located to the north. The local topography falls gradually south-to-north.

The application property is a two-storey semi-detached dwelling constructed of brick with first floor rendering and a hipped roof with red coloured roof tiles. The property is fronted by a modest driveway which is bounded by timber fencing and low-built brick walls with railings. The property is set forward of the southern side elevation of 51 Barnsley Road and the curtilage of this neighbouring property is well-screened by existing boundary conifers.



## Site History

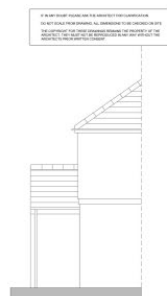
There is no planning history associated with the development site.

## Detailed Description of Proposed Works

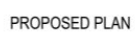
The applicant is seeking planning permission for the erection of a front porch and internal alterations. The proposed porch would measure approximately 1.6 metres (L) x 3.9 metres (W) x 4 metres (H). The proposed porch would adopt a gable pitched roof and would be constructed of closely matching brickwork. Other alterations would include the blocking up of an existing window and the installation of a new ground floor window on the front elevation of the dwelling and the blocking up of an existing doorway on the north side elevation of the dwelling.



EXISTING PART  
SIDE ELEVATION



PROPOSED PART  
SIDE ELEVATION



client:	TOM EXLEY + TASHA DOYLE		
project:	49 BARNHLEY ROAD DODDOWORTH BARNHLEY S17 3JY		
description:	EXISTING AND PROPOSED PLANS AND ELEVATIONS		
architect:	studio	0151	0151
location:	130 AT A1		04.25
project no:	2232	01	

## Relevant Policies

### The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. 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 NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF 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. The 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 (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *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 this guidance 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 following SPDs are relevant in this case:

- *House extensions and other domestic alterations (Adopted March 2024).*
- *Parking (Adopted November 2019).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

## Consultations

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended).

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.

No statutory or non-statutory consultees were consulted on this application.

## 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 of Development

Extensions and alterations to a dwelling are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

### Scale, Design and Impact on Character

The House extensions and other domestic alterations SPD sets out that modest single storey front extensions which are in-keeping with the style of the existing house, may be allowed.

The proposed porch would adopt a modest scale and sympathetic form and features. The proposed porch would adopt a restrained projection and roof height and would be constructed of matching external materials. The proposed porch would also adopt a gable pitched roof which is a sympathetic roof type. Therefore, the proposal is not considered to significantly alter or detract from the character of the street scene.

Considering the above, this is considered to weigh significantly in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and is considered acceptable regarding visual amenity.*

### Impact on Neighbouring Amenity

It is not considered that the proposal would contribute to significant overshadowing, overlooking and loss of privacy, or reduced outlook impacts which may otherwise adversely affect the amenity of the occupants of the application and neighbouring properties. This is because of the relatively small size of the proposed porch and its placement within the development site. Moreover, existing boundary treatments would likely continue to provide a reasonable degree of screening and mitigation.

Adjacent neighbouring properties were notified, and no representations were received.

Considering the above, this is considered to weigh moderately in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and is considered acceptable regarding residential amenity.*

#### Impact on Highways

The proposed development is not considered to be prejudicial to highway safety as existing off-street parking arrangements would not be significantly impacted and at least two off-street parking spaces would be maintained.

Considering the above, this is considered to weigh modestly in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.*

#### Planning Balance and Conclusion

In accordance with the provisions of paragraph 11 of the NPPF(2024), the proposal is considered in the context of the presumption in favour of sustainable development and therefore, for the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant local and national planning policies and guidance 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.**

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of this 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 representations, 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.