

Application Reference: 2025/0631

Site Address: 3 Royd Lane, Higham, Barnsley, S75 1PH

Introduction: Proposed front single storey sun-room extension to dwelling.

Relevant Site Characteristics

The application relates to a detached dwelling within the Higham area. The property provides a significant side garden. A driveway and a detached garage is located to the front of the dwelling.

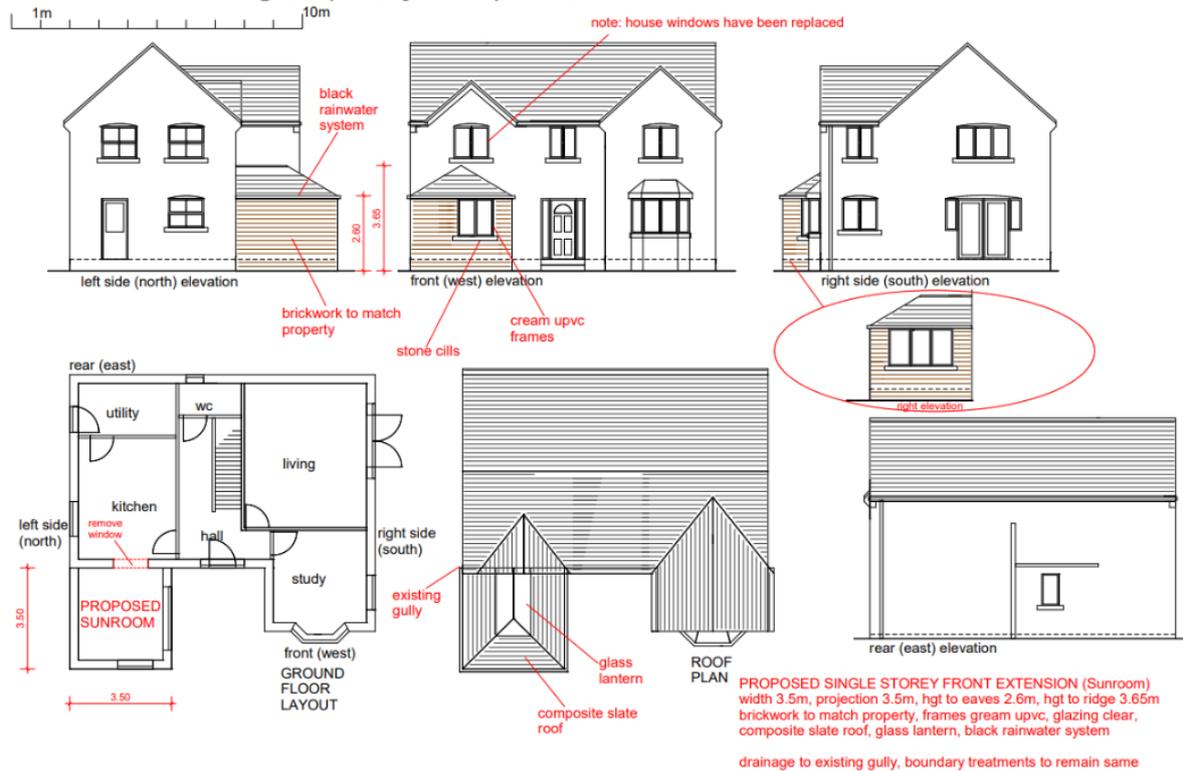
The surrounding area is characterised by predominantly detached dwellings. A Public House is located to the east of the dwelling. To the south and west of the dwelling is Higham Cricket Club. Properties are predominantly constructed from brickwork however some dwellings are constructed from stone and the Public House to the east is constructed from white render.

Relevant Planning History

Reference	Description	Decision
B/98/1267/DT	Erection of detached house and garage	Permission Granted

Detailed description of Proposed Works

The applicant is seeking permission to erect a single storey front extension. The proposal would have a projection forward of the front elevation approximately 3.5 metres and an approximate width of 3.5 metres. An approximate eaves height of 2.6 metres and ridge height of 3.6 metres is proposed. A hipped roof form is proposed. A window is detailed to the front and side (south) elevation. A ridged roof lantern is proposed along with composite roof tiles.



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.

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 '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. Large extensions and conservatories are likely to appear particularly intrusive and will not normally be acceptable.'

The proposed extension would provide a forward projection of approximately 3.5 metres. Although this is considered a substantial forward projection, a gable frontage is in place symmetrically to the proposal with a projection of 2.6 metres. The proposal would therefore provide a projection forward of the existing symmetrical gable frontage of less than a metre. The proposal provides a hipped roof form which is replicant of the existing bay window and the detached garage located to the front of the proposal. Substantial parts of the proposal would not be seen due to the placement of the existing detached garage which screens much of the proposal from view.

The window located to the front elevation of the proposal is of a similar size and location, along with a matching cill, to the existing glazing on the property and specifically the window above the proposal. Glazing to the south, side elevation is not the most important to the character of the front elevation, however, is provided with a similar window style and matching cill. The proposed glass lantern would provide an element which is not seen elsewhere on the site, however does provide a modern element to the proposal and assists the room in its function as a sunroom.

Matching brickwork has been proposed which allows the proposal to remain in keeping with the dwelling. It is noted that the applicant proposes composite slate tiles on the roof rather than the more traditional tiles found on the host dwelling. However, they would be similar in colour and, as stated above, the extension is not overly prominent given the location of the dwelling and associated garage. There are also more modern roof coverings directly opposite the site on the cricket club buildings. As such, on this occasion and on balance the proposed tiles are acceptable and would not warrant a refusal or further amendments.

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

The proposal would be erected in a position which has little to no impact on neighbouring amenity and cannot be seen from any neighbouring property.

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 proposal would not result in the addition of any bedroom facility, some driveway space and parking facility would be lost, however the site retains a significant amount of onsite

parking facility including the detached double garage. The proposal is therefore not impactful on highway safety.

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

It has not been necessary to make contact with the applicant regarding any amendments to the proposal.

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 amended plans

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and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

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.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.