

Application Reference: 2025/0533

Site Address: Beacon Lodge, Beacon Hill, Silkstone Common, Barnsley, S75 4QE

Introduction: This application seeks full planning permission for the removal of side conservatory and replace with single storey side extension to dwelling.

Relevant Site Characteristics:

The dwelling is located on a quiet street on the edge of the village of Silkstone Common where most dwellings are individually designed. The application dwelling itself is large, detached house, set back from both neighbouring dwellings and partially set behind the curtilage and outbuilding of the neighbouring dwelling of Grey Fell. The application dwelling appears to be constructed of yellow stone with a grey tile, cross gable style roof. There is a single storey conservatory attached to both the eastern side elevation of the dwelling and a yellow stone wall which restricts its visibility from the road. The plans also show a secondary wall and archway in front of the conservatory, but this was not clearly visible during a site visit because of locked gates and foliage. The side boundary treatment of the dwelling appears to be a retaining wall with the higher set, neighbouring dwelling of Beacon Arches.

Site History

Application Reference	Description	Approved or Refused
2010/0614	Erection of a front bay window to dwelling	Approved
B/94/1368/PR	Erection of two-storey extension	Approved
B/93/0483/PR	Erection of extension to garage to form games room	Approved
B/92/1495/PR	Erection of new first floor over existing garage to form flat	Refused
B/75/1083/PR	Erection of private double garage and fuel store	No details available
B/74/2504/PR	No details available	No details available

Detailed description of Proposed Works

The proposal is for the removal of the existing side conservatory, and to replace it with a new, larger side extension. The footprint of the proposed side extension retains the width of the existing conservatory but rear of the extension would extend this footprint by approximately 0.22m to bring it in line with the rear elevation of the house. A more substantial extension to the conservatory footprint would bring the extension approximately 3.25m closer to the front elevation of the dwelling. Compared to the existing conservatory's approximate width of 2.29m and length of 7.15m, excluding the attached stone wall; the proposed extension would retain the 2.29 width but feature a total length of approximately 10.86m. In similarity to the existing conservatory the extension would have a mono pitched roof but would have an approximate height of 3.7m compared to the conservatory's approximate 2.82m height and attached wall height of 3m.

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

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.

One comment was received from a neighbouring dwelling concerned about the potential impact of the proposal on a shared retaining wall and potential access issues in relation to maintenance,

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. 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

It is unclear which aspects of the dwelling are original or later additions, but whilst the dwelling is considerably substantial, due to the setback location, it is not significantly prominent within the varied street scene. With the conservatory virtually hidden behind a large stone wall, and secondary wall closer to the front elevation, the current conservatory has minimal impact on the scale of the dwelling. With the proposed extension remaining partially obscured by the wall and archway closest to the front elevation, it would have a limited impact on the scale of the dwelling.

With matching brickwork proposed and the partial diffusion of the extension by the retained wall and archway, the proposed extension in addition to have having a limited impact on the scale of the dwelling, would also be considered to have a limited impact on overall design and character of the dwelling, with only the higher roof potentially being a more visible aspect.

Impact on Neighbouring Amenity

With the neighbouring dwelling being set significantly higher than the application dwelling, particularly to the existing conservatory and proposed extension, there would be no little or no impact upon privacy or light levels of the neighbouring dwelling of Beacon Arches. With the location of the proposal and no neighbouring dwelling to the rear, there would also be little or no impact on any other dwelling.

A neighbour objection raised concerns about the proposed development affecting the retaining wall and possible future access for maintenance of their garage which is attached to the retaining wall. The neighbour was advised that it would probably be a civil issue, and having checked the plans, the proposed extension would be constructed wholly within the applicant's curtilage and does not appear to be constructed directly upon or too close to the retaining wall, so there should be little or no impact. Building control approval would be required for the application, and appropriate checks would be carried out. Unless such building control checks required the planning application to amended, then any concerns raised would be considered as either a building control issue, or a civil issue between affected parties.

Highways

The proposal does not increase the number of bedrooms, nor does it affect the provision of existing parking. Therefore, there would be little or no impact on parking or highway safety.

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

It has not 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.

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

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.