

Application Reference: 2024/0988

Site Address: 15 Beech Avenue, Silkstone Common, Barnsley, S75 4RH

Introduction:

This application seeks full planning permission for the removal of rear conservatory, erection of single storey side and rear extensions. The applicant informed the LPA that the client is also wanting to remove the artificial stone tiles on the front of the property and would like to render the rear extension, as such the application description has been amended after conferring with the applicant.

Relevant Site Characteristics

The application site is located within Silkstone Common, which is located Southwest of Barnsley town centre. The area has direct road and rail links to the surrounding area and is approximately 2.7 miles from the M1 motorway. The site is located closely to Silkstone Common Junior & Infant School.

The property itself is a 1 and half storey bungalow with a dormer to the rear. The surrounding properties are predominantly detached, semi-detached and bungalows. The site has its own driveway and garage to the rear which is common for properties in the vicinity.

Site History

No recent or relevant planning history.

Detailed description of Proposed Works

The applicant is proposing for the erection of a single storey side and rear extension and rendering to the rear extension. The single storey side extension would measure approximately 5.4m (H) x 1.4m (L) x 10m (W) this would extend the current roof line, and no step back would be put in place. There would be no changes made to the existing eaves or ridge and therefore would stay the same.

Whilst the rear extension would measure approximately 2.45m (H) x 8.1m (L) x 2.98m (W) and would have a flat roof, the eaves to the ridge would measure 0.25m.

The Applicant has stated that matching brick slips will be used to the side of the single storey side extension. Whilst render will be used to the rear extension.

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.

No representations have been received.

Highways – No objections subject to conditions

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 Silkstone Common within Barnsley Metropolitan Borough Council. 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 scale of the proposed development is acceptable, however the applicant previously wanted to include render to the side of the property which could be seen from the road. This would have changed the street scheme and had a detrimental effect on the character of the area. The area is characterised by brick and stone properties, whilst it was noted that the applicant tried to argue that there are other properties in the area which have render to the front and sides. Whilst it is acknowledged that these properties exist the use of render is not widely used in this area, and after investigating these properties it was understood that they either achieved planning permission before the recent passing of the House extensions and other domestic alterations SPD or were over the statutory 10-year period. As such, the applicant was asked to amend the drawings to overcome the issue and compromise by using render only to the rear and to the new extension to the rear. This would not have a detrimental impact on the character of the area and would be out of view to the public.

It should be noted that the scheme would not have to comply with the step back rule in this proposal due to the dwelling being on a tiered step down which puts it on its own level compared to the neighbouring properties. The step back rule is used to mitigate the terracing effect which would take place if the neighbouring properties were on the same level. As such this proposal does not have to comply with this rule and therefore is acceptable.

Therefore, after negotiating with the applicant the changes have made the scheme acceptable, and it would be in keeping with the current character and street scene. A condition has been attached to ensure that the materials of the extensions match the materials stated on the updated plans.

Impact on Neighbouring Amenity

There is to be little to no impact on residential amenity. The scheme complies with the 45-degree code and would not result in a loss of light or outlook to neighbouring properties.

Highways

The proposed side extension would result in the reduction in length of the driveway and the loss of access to the garage within the rear garden. However, the proposals include the creation of a new frontage parking area within the site which satisfies the off-street parking

requirement, and the spaces can be adequately accessed and egressed. The Council's highways Officer has therefore advised that the proposals do not adversely impact upon the highway and are acceptable from a highway's development control perspective, subject to the condition that access and parking facilities shall be surfaced in a solid bound material.

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 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. This was in the form of removing render to the front and side of the property, to keep the property in keeping with the character of the 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.