

Application Reference: 2025/0777

Site Address: 145 Longfields Crescent, Hoyland, Barnsley, S74 9JD

Introduction: Replacement roof and frames to existing conservatory

Relevant Site Characteristics

The application relates to a semi-detached dwelling within the Hoyland area. The site is addressed on Longfield Crescent; however, it is acknowledged the main and only access to the site is located to the east of the site. The property is constructed from brickwork with a tiled, hipped roof. A small lean-to conservatory extension is located to the west elevation. A detached flat roofed garage is located to the east of the dwelling along with two sheds and a greenhouse. Trees and significant boundary treatment is located to the west of the dwelling.

The surrounding area is characterised by semi-detached and terraced properties constructed from similar materials to the site.

Relevant Planning History

Reference	Description	Decision
B/74/2270/BA	Erection of garage bungalows	Historic Decision
B/95/0203/HN	Erection of front conservatory extension	Permission Granted

Detailed description of Proposed Works

The applicant is seeking permission to replace an existing lean-to conservatory with a replacement hipped roof conservatory. The conservatory would have an approximate projection of 2.5 metres and an approximate width of 3.3 metres. A hipped roof is proposed with an approximate eaves height of 2.5 metres and approximate ridge height of 3.3 metres. Glazing is detailed to all elevations along with patio doors to the west elevation. White UPVC has been detailed throughout along with glass to the roof.



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.'

Although the proposal is technically to the front of the dwelling, given the uniqueness of the site, this proposal will not be considered strictly in accordance with paragraph 7.7 (Front Extensions) of the House Extensions and Other Domestic Alterations. Although between the dwelling and the highway, the garden is understandably used as a rear garden. Substantial boundary treatment is evident and large parts of the garden is screened from street view. Although technically to the rear of the property, the rear of the property is considered the main entrance and provides vehicular parking within a detached garage and access to the site and dwelling. Proposals forward of the principal elevation at this property would therefore not be considered to be substantially important to the street scene.

The proposal would provide a conservatory which is of an identical projection and width to the existing conservatory which received planning permission under B/95/0203/HN. The alteration to the roof type would result in a similar eaves height. The existing lean-to roof would be replaced to provide a hipped roof form with a ridge height approximately 3.3 metres. This provides a minor roof height increase of approximately 0.1 metres. The proposal provides an improved roof form, more replicant of the dwelling roof, allowing the conservatory to be more in keeping with the site. The use of white upvc matches the colour of the dwellings upvc windows and is therefore more in keeping than the existing brown conservatory. Furthermore, the proposal would be substantially screened from the street scene, particularly to the north, west and southwest. Overall, although the proposal is a conservatory to the front of the dwelling, it is an improvement on the existing conservatory and an improvement to the visual amenity of the property.

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 to the north of adjoined 147 Longfield Crescent and would therefore have little impact on loss of neighbouring light. The proposal provides a minimal increase over the existing conservatory and would therefore not affect loss of outlook over and above the existing arrangement. Give the conservatory is glazed to all elevations, there is opportunity for overlooking, but again this is no greater than the existing conservatory. In addition, some boundary treatment is in place between the properties to reduce the impact of the proposal.

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 or any loss of parking facility. 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.