

**Application Reference:** 2025/0748

**Location:** 18 Park Avenue, Athersley South, Barnsley, S71 3TU

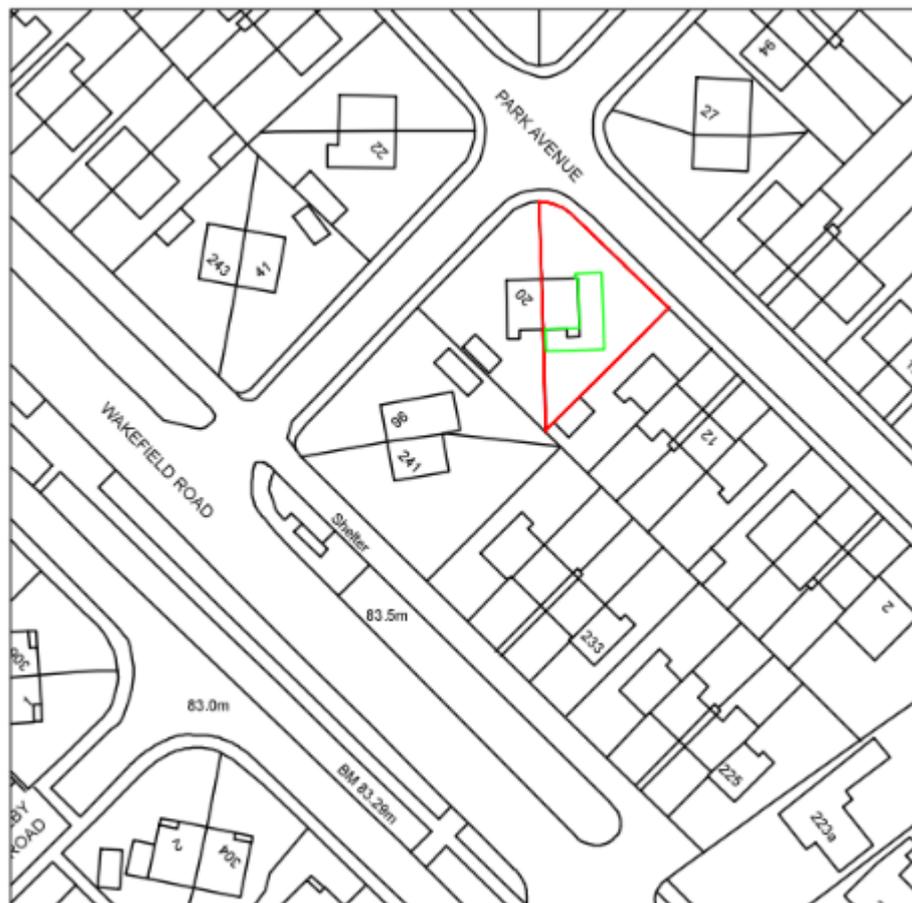
## Introduction

This application seeks planning permission for the erection of a two-storey side and a single storey rear wrap around extension.

## Relevant Site Characteristics

This application relates to a modest plot that together with an adjoining plot forms a prominent corner plot located at the junction of Park Avenue and Regent Crescent. The development site itself does not form a corner plot. Park Avenue is a residential cul-de-sac characterised by semi-detached and terraced dwellings of a similar scale and appearance. The topography of the area is level.

The property in question is a modest two-storey semi-detached dwelling constructed of stone with a plain red tiled pitched roof that appears weathered. It is bounded by soft landscaping and gardens to the front, side and rear, enclosed by a mix of timber fencing, low built brick walls and hedges. The property does not benefit from off-street parking. The adjoining property benefits from a two-storey side extension, rear conservatory and a detached garage to the west within its plot.



## Site History

There is no planning history associated with the development site.

## Detailed Description of Proposed Works

This application seeks planning permission for the erection of a two-storey side and a single storey rear wrap around extension.

The proposed two-storey side extension would measure approximately 3.6 metres (W) x 7.6 metres (L) x 7.4 metres (H) and would be constructed of closely matching external materials.

The proposed single storey rear extension would measure approximately 8 metres (W) X 3 metres (L) x 3.8 metres (H) and would be constructed of closely matching external materials.



Drawing No.	Rev No.
MMP001 -003	

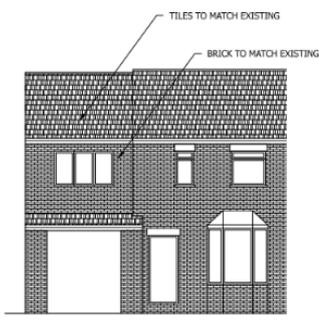
IF IN DOUBT ASK!

SCALE BARS

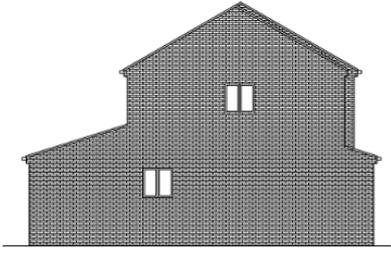
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1:200	2	4	6	8	10
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DO NOT SCALE: Contractor to check all dimensions and report any omissions or errors

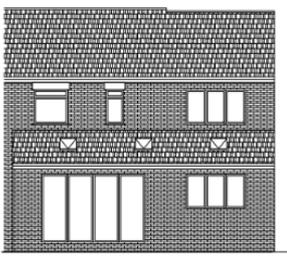
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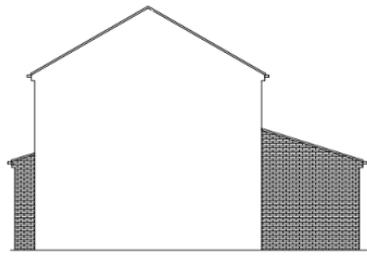
PROPOSED FRONT ELEVATION  
SCALE 1:100 AT A3



PROPOSED END ELEVATION  
SCALE 1:100 AT A3



PROPOSED REAR ELEVATION  
SCALE 1:100 AT A3



PROPOSED END ELEVATION  
SCALE 1:100 AT A3

Prop. Extension	to	to	to	to	to
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11 DUNDY ROAD  
CUMMERTON  
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Client: **MR. M PATTISON**

Drawing Title: **PROPOSED ELEVATIONS**

Address: **18 PARK AVENUE  
NEW LODGE  
BARNLEY  
S71 3TR**

Project Title: **PROPOSED TWO STOREY SIDE  
& SINGLE REAR EXTENSION**

Project of Use: **PLANNING**

Drawing Issue: **FIRST ISSUE**

Drawn by:	Drawn by:	Date:
J.P. PATTISON	J.P.	20/02/2025
Checked by:	Approved by:	Date:
J.P. PATTISON	J.P.	20/02/2025
Project No:	Drawing No:	Revision:
MMP001	003	1
APPROVAL	APPROVED	ISSUED

## 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 GD1: General Development.*
- *Policy D1: High quality design and place making.*
- *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).*
- *Trees and Hedgerows (Adopted May 2019).*
- *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 were 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 unless the NPPF establishes a specific weight:

- 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.

### 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.

The proposed extensions would be erected to the north of 16 Park Avenue where any potential overshadowing impacts are normally anticipated to be the least impactful. The proposed rear extension would be erected to the east of 20 Park Avenue. While some overshadowing could occur, any impact would likely occur in the early morning and not at peak times for use of a rear garden. Moreover, the proposed rear extension would adopt a rear projection similar to that of an existing rear conservatory to the adjoining neighbouring property. A similar sized rear extension to that proposed could also be erected under permitted development therefore not requiring planning permission if it were detached from the two-storey extension and did not exceed a height of 3 metres. As such, it is not considered that the proposal would contribute to significantly increased overshadowing that would otherwise be considered detrimental to the amenity of neighbouring occupants.

The proposed two-storey extension would not extend beyond the original rear elevation. A distance of approximately 9 metres would be achieved between the first-floor rear windows and the southern boundary with approximately 30 metres to the rear of properties located on Wakefield Road, and the orientation of the application dwelling in relation to surrounding properties, and existing development within neighbouring curtilages, could provide further mitigation. A sufficient separation (21 metres or more) would be achieved to the front, and no habitable room windows would be located on the side

elevation of the proposed extensions. As such, it is not considered that the proposal would contribute to significantly increased overlooking and loss of privacy that would otherwise be detrimental to the amenity of the application and neighbouring occupants.

Between approximately 3 metres and 10.6 metres would be achieved between the rear elevation of the rear extension and the southern boundary. As such, it is not considered that the proposal would contribute to significantly increased reduced outlook that would otherwise be considered detrimental to the amenity of the application and neighbouring occupants.

Neighbouring properties were notified of the application and no objections were received.

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 GD1: General Development and is considered acceptable regarding residential amenity.*

### Scale, Design and Impact on Character

The proposed two-storey extension would not adopt an excessive sideways projection of more than two thirds the width of the original and would adopt a sympathetic form and features that comprises a pitched roof set down from the original, a set back at first floor level, and closely matching external materials. The forward projection of this extension would not extend beyond the existing bay window.

The proposed rear extension would adopt a sympathetic form and features that comprises a modest rearward projection and height, a mono-pitched roof and closely matching external materials.

Overall, the proposed scheme would appear subservient and sympathetic to the application dwelling and would not 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 Highways

The proposal includes the provision of an integral garage, the formation of a driveway and a vehicular access on the north-east boundary.

The proposed integral garage would fall below the minimum internal space standards required to be counted towards the off-street parking provision of the development site, but it is acknowledged that it could accommodate some smaller vehicles, and the driveway could accommodate at least two off-street parking spaces within the development curtilage. While details of a new vehicular access gate have not been provided, a gate could be erected up to 1-metre-high in this location under permitted development rights. As such, the proposal is not considered to be prejudicial to highway safety.

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 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.**

In dealing with the application, the local planning authority (LPA) has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Additional details regarding off-street parking arrangements.

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.