

Application Reference: 2024/1072

Site Address: 31 Mill Hill, Wombwell, Barnsley, S73 8SJ

Introduction: This application seeks full planning permission for a Single storey side and rear extension to 2 storey semi-detached dwelling

Relevant Site Characteristics:

Located within an established residential area of Wombwell, the dwelling is a contemporary buff-brick semi-detached house located within an small cul-de-sac



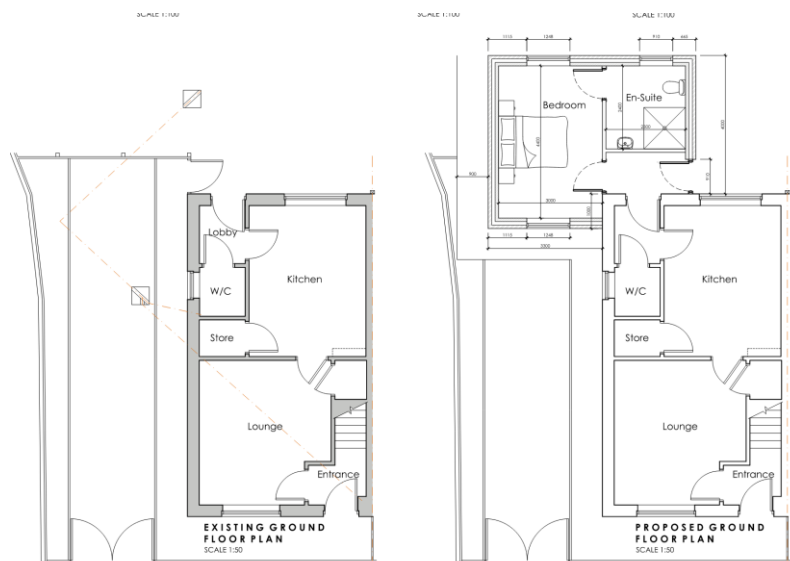
Site History

The house was part of planning application 2012/0764, which was approved for the ‘Erection of 56 no. affordable dwellings with associated landscaping and parking’ on land off Pearson Crescent, Mill Hill and Wortley Avenue.

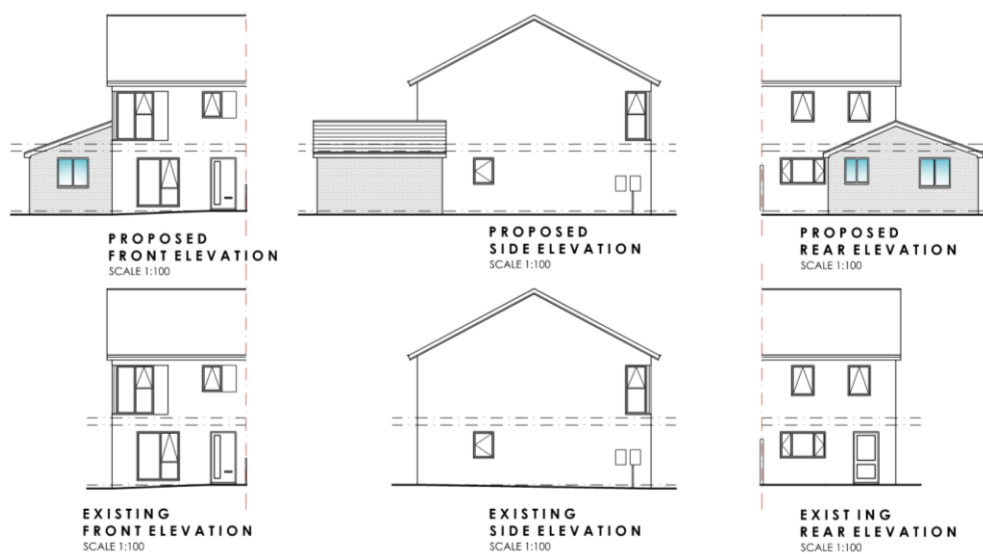
Detailed description of Proposed Works

The proposal has been amended from that original proposed for a side extension, to a single-storey side and rear wraparound extension, set further back within the existing driveway to allow for retained parking provision.

Existing and Proposed Floor Plans



Existing and Proposed Elevations



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 / Representations

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 comments were Received.

Highways DC:

For the original proposal, concerns were raised over the impact of the proposal on the existing parking provision at the dwelling. Following assessment of revised plans, the objection has been withdrawn subject to the installation or retention inward opening gates for the lifetime of the development.

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
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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

The contemporary styled dwelling sits well with the street scene of similar dwellings, which have no recorded planning applications since approval in 2012, although works through permitted development rights may have occurred but are not overtly noticeable.

With no noticeable extensions or significant alterations within the street scene, it would be important to ensure the proposal would sit well in comparison to both the dwelling and street scene. Whilst not exemplary, the proposal is more than acceptable and features ideal characteristics such as matching brickwork, a tiled pitched roof, and an overall modest size in comparison to the dwelling and its curtilage

Located approximately 10m from the front boundary, and set back over 8m from the front elevation, the principle character of the dwelling would not be harmed, and whilst visible, more prominent within a wider view would be the outbuildings within adjacent dwelling's rear gardens, something unavoidable due to the original backfill design of the estate.

With a 3.3m side projection, 4m rear projection (from the rear elevation), an eaves height of 2.25m, and ridge height of 3.75m, the proposal does broadly meet the size guidance outlined with the House Extensions and Other Domestic Extensions SPD.

Overall, the proposal would only be expected to have a limited impact upon the scale, design and character of the original dwelling and street scene, and would be compliant with local polices G1 and D1. This carries moderate weight in favour of the development.

Impact on Neighbouring Amenity

With the somewhat unique location of the dwelling with one attached neighbouring dwelling which may be impacted by the proposal, but otherwise bordered on the eastern side and southern rear boundaries by the rear gardens of neighbouring dwellings of Mill Street and Pearson Crescent, there is very limited potential for anything more than an insignificant amount of harm to their amenity,

Starting with the adjacent Neighbouring dwelling of No32, whilst a 45-degree angle from their kitchen window on the rear elevation is not breached, the extension does feature a rear

projection of 4m, 1m more than would be allowed by permitted development. However, with the eaves and ridge heights of the roof being 2.25m and 3.75m respectively, both measurements are below the maximum height allowable by permitted development and are within the SPD guidance. When considered in conjunction with an approximate 2.5m distance between the side elevation of the extension and the reasonably strong boundary treatment between the attached dwellings, the impact on amenity of the neighbouring dwelling would be little or none.

For the neighbours to the east and those to the south whose rear gardens border the application dwelling, there is again a strong boundary treatment separating the side and rear garden of the application dwelling with their rear gardens. With no side windows, and over a 7m distance to rear conservatory of the closest dwelling on Mill Hill, which is also sited at a higher level, any impact on amenity would be negligible. With between 12m and 17m from the rear elevation or the proposed extension to the rear boundary treatment, and much further to any dwelling, again any impact on amenity for neighbouring dwellings to the rear would be negligible.

With little or no impact on neighbouring amenity, the proposal would be complainant with local Policy G1, which carries moderate weight in favour of the proposal.

Highways

Following an initial objection, the proposal, subject to the specific installation or retention of inward opening gates, would now be acceptable and not have a detrimental impact on parking provision 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

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- The initial proposal did not leave a satisfactory amount of in-curtilage parking provision and received an objection from Highways DC.

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.

Conditions and Informative

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 plan (Existing and Proposed Plans and Elevations 24-120-04) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.
 3. External materials shall match those used within the existing dwelling.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.
 4. Any gates shall be hung so as to only open inwards and be permanently retained as such for the lifetime of the development.
Reason: To ensure the safe and unobstructed use of the adopted highway is maintained in accordance with Local Plan Policy T4 New Development and Transport Safety.
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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.