

Application Reference: 2025/0130

Location: 10 Wentworth Way, Dodworth, Barnsley, S75 3RA

Introduction

This application seeks planning permission for the installation of a double hip-to-gable extension, an increase in ridge height and the installation of a front dormer window.

Relevant Site Characteristics

This application relates to a modest sized plot located on the north side of Wentworth Way and in an area that is principally residential characterised by semi-detached and detached bungalows that are of varying scale and appearance, including to external materials, roof types and the presence of dormer windows. The topography of the area falls west-to-east and north-to-south.

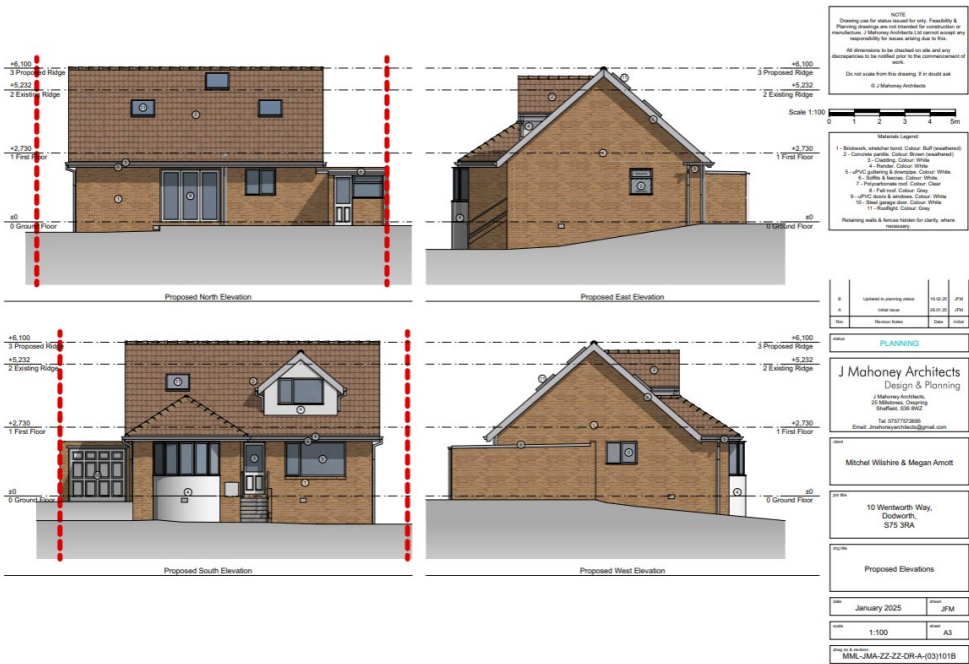
The application property is a modest detached bungalow constructed of buff brickwork with a brown concrete pantile hipped roof. The property benefits from a hipped roof projection on its front south elevation and an existing white UPVC flat roof dormer window on the north and southern roof planes. The property is fronted by a driveway which extends to the west side and serves a flat roof attached garage. There is an existing conservatory to the rear. There is also a small garden to the rear that is bounded by fencing and hedges. There is an area of protected trees beyond the rear boundary that overhang the site. The wider site is bounded by a mix of timber and concrete panelled fencing and mixed vegetation.

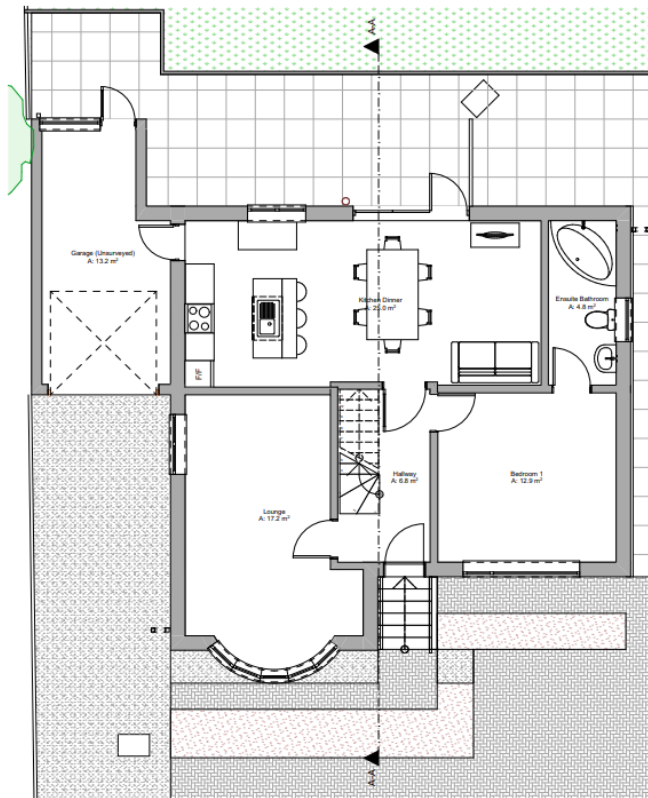
Site History

There is no planning history associated with the development site.

Detailed Description of Proposed Works

The applicant is seeking planning permission for the removal of a rear conservatory, the installation of a double hip-to-gable extension and increase in ridge height of approximately 0.9 metres, and the installation of a front dormer window with gable pitched roof rendered white. The roof materials would closely match the existing.





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C	Updated to planning status	18.02.25	JFM
B	Updated to external survey. Drawing sheet split with 10/1012.	28.01.25	JFM
A	Initial issue	18.12.24	JFM
Rev	Revision Notes	Date	Initial

status **PLANNING**

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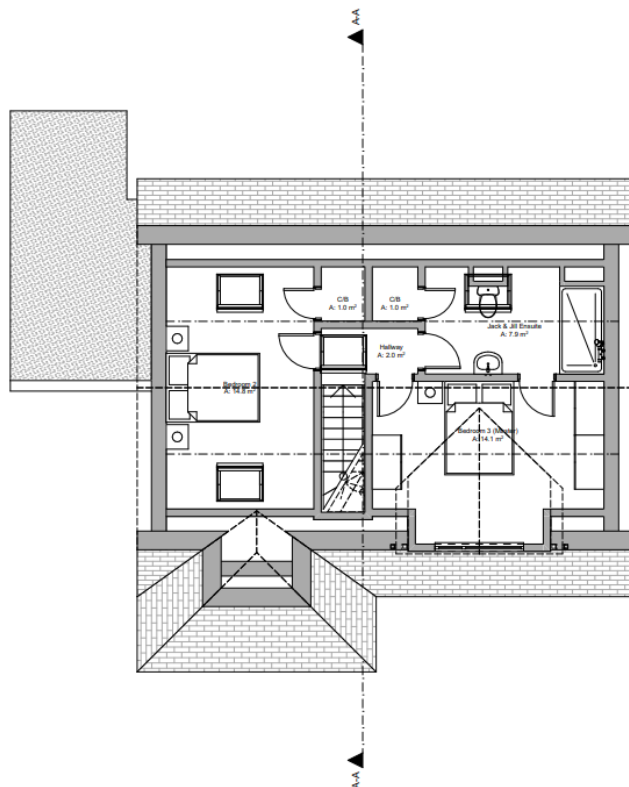
client
Mitchel Wilshire & Megan Amott

job title
**10 Wentworth Way,
Dodworth,
S75 3RA**

prop title
Proposed Ground Floor Plan

date	December 2024	drawn	JFM
scale	1:50	sheet	A2

drawing no & revision
MML-JMA-ZZ-00-DR-A-(10)101C



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prop title
Proposed First Floor Plan

date	December 2024	drawn	JFM
scale	1:50	sheet	A2

drawing no & revision
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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 D1: High quality design and place making.*
- *Policy HE1: The Historic Environment.*
- *Policy HE3: Developments affecting Historic Buildings.*
- *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 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.*
- *Section 16: Conserving and enhancing the historic environment.*

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).*
- *Parking (Adopted November 2019).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Planning (Listed Buildings and Conservation Areas) Act 1990

- Section 16: Decision on application.
- Section 66: General duty as respects listed buildings in exercise of planning functions.

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 have been received.

Conservation Officer	<i>No objection.</i>
Forestry Officer	<i>No objection subject to condition.</i>

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 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.

Scale, Design and Impact on Character

It should be noted that the development site is located within the setting of The Grove – a grade II-listed building approximately 71 metres to the north. However, given this distance, existing screening and existing level differences, it is not considered the proposal will adversely impact its setting, and the Council's Conservation Officer was consulted, and no objections were received.

The House extensions and other domestic alterations SPD establishes specific design guidance for proposals for dormer windows. It states that the design should reflect the character of the area, the surrounding buildings and the age and appearance of the existing building, and to determine whether a dormer window on the front or principal elevation would be appropriate, the roofs of the surrounding buildings should be examined. Unless the street scene is characterised by dormers on the frontage, or these are a feature of the surrounding area/street/terrace, dormer windows should be located on the rear or secondary elevations. Dormer windows should be set within the roof plane and not built off external walls. Dormer windows should also be set below the ridge, set back from the eaves and set away from party walls with adjacent properties.

In this instance, the application dwelling benefits from an existing dormer window which is positioned centrally within the roof on the north and southern roof planes. Other dormer windows can be seen within the street scene on the frontages of neighbouring properties, particularly at 7 and 8 Wentworth Way and 3 Strafford Walk. As such, the principle of a front dormer window is considered acceptable in this instance. The proposed dormer window would be set back from the eaves, set below the ridge and set away from the proposed gables. The dormer would also adopt a gable pitched roof which is a welcome improvement from the design of the existing dormer window. The proposed dormer would also be rendered white. This would increase the prominence of the dormer within the roof plane, but the application property and surrounding neighbouring properties feature existing rendered elements on their frontages. The proposal would therefore appear as a harmonious and sympathetic addition in this instance.

The proposed double hip-to-gable extension and increase in ridge height would alter the character of the existing dwelling somewhat and would be a clear departure from the relatively cohesive design of surrounding modest sized bungalows with hipped roofs. However, the proposed increase in ridge height would be relatively minor and whilst there would be some disruption to the existing staggered ridge line on the north side of Wentworth Way, the application dwelling is located close to the end of the cul-de-sac where there is no through road and where neighbouring property, 8 Wentworth Road, would remain as the highest point in the ridge line. Moreover, the proposal closely resembles works undertaken at 2 Wentworth Way and approved under application B/03/0318/DO. The existing front hipped roof projection to the application dwelling would also be retained and closely matching roofing materials would be used. As such, the proposal would retain some of its existing character and would retain some cohesiveness with surrounding properties. The proposal is therefore not considered to 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 be in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and would comply with Local Plan Policies HE1: The Historic Environment, HE3: Developments affecting Historic Buildings and D1: High Quality Design and Placemaking and is considered acceptable regarding visual amenity.

Impact on Neighbouring Amenity

The proposed double hip-to-gable extension and relatively restrained increase in ridge height would unlikely contribute to significantly more overshadowing as the application dwelling is located to the east and west of adjacent neighbouring properties. Any potential impact would therefore likely be limited to the early morning or late evening. The greatest impact would likely to be limited to the rear application curtilage when the sun is to the south. Moreover, any potential impact would impact the blank side elevation of 11 Wentworth Way and the side elevation of 9 Wentworth Way. The elevation of 9 Wentworth Way does feature an existing window which could be impacted. However, there is an existing tree within the neighbouring curtilage between this window and the application site that is likely to contribute to any existing level of impact that may be experienced and tolerated.

A new ground floor window would be located on the east elevation of the application dwelling which would face towards the blank side elevation of 11 Wentworth Way. This window would be secondary in nature and would not serve a principal habitable room. It is shown to be obscure glazed. As such, privacy would be maintained to a reasonable degree and the likely limited levels of outlook from this window is on balance, considered acceptable in this instance. Two existing windows located on the rear elevation of the dwelling would be replaced with glazed doors and face into the application site and away from neighbouring properties.

An adequate existing separation distance would be maintained between the proposed front dormer window and the neighbouring properties opposite. Four roof lights would be installed within the front and rear roof planes. However, due to their high positioning and angle within the roof of the dwelling, it is unlikely that they would give rise to significantly increase overlooking and loss of privacy.

Adjacent neighbouring properties were notified, and no representations 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.

Impact on Highways

The proposed development is not considered to be prejudicial to highway safety; existing off-street parking arrangements would not be impacted and would be maintained, and the proposal would not result in a requirement to provide additional spaces as the development site can accommodate two off-street parking spaces.

Considering the above, this is considered to weigh modestly 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.

Impact on Trees

Beyond the rear north boundary of the application site is a group of protected trees which significantly overhang the site. Discussions were held with the Council's Forestry Officer regarding the potential impact of the proposals on these trees. It was concluded that the proposals would present little harm, but due to the overhang and potential for the storage of materials and equipment near the trees, it was agreed that tree protection and barrier details should be provided. The applicant has agreed to a pre-commencement condition to provide such details at a later date. The Forestry Officer therefore raised no objection subject to condition.

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.

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of this application, as it was deemed acceptable.

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.