

Application Reference: 2025/0318

Site Address: 55 Armroyd Lane, Elsecar, Barnsley, S74 8ET

Introduction:

Proposed erection of two-storey side extension, single storey rear extension & provision of car-parking facilities to the front of the property

Relevant Site Characteristics

The property is a semi-detached dwelling within the Elsecar Conservation area. The street scene is characterized by detached and semi-detached dwellings and detached bungalows. Various materials have been used including, stone, red and brown brickwork and render.

The site provides a large front and rear garden. A detached flat roofed garage is located to the rear of the dwelling with access provided via a driveway to the east of the dwelling. The dwelling is constructed from red brickwork to the rear and side elevation with brown brickwork to the front elevation. The dwelling utilizes a hipped roof form. Bay windows are detailed to the front elevation at ground floor and first floor.

Detailed description of Proposed Works

The applicant is seeking permission to erect a two-storey side extension and single storey rear extension along with provisions for car parking facility to the front of the dwelling.

The rear extension would provide a rearward projection of approximately 3.8 metres along with an approximate width of 7.2 metres. An eaves height of approximately 2.6 metres is proposed with the use of a lean to roof form detailed. French doors are detailed to the west side of the proposed rear elevation servicing a proposed sitting room. A rear window is detailed servicing a kitchen along with three Velux rooflights servicing both the sitting room and kitchen.

The proposed two-storey side extension would provide an eaves height of approximately 6 metres. A sideways projection of approximately 2.8 metres is proposed to the east of the dwelling. The side extension would have an approximate length of 7.5 metres. The extension is set in by approximately 0.6 metres, 3.8 metres from the front elevation. A hipped roof form is proposed with matching materials to the side and rear elevation. A window is detailed to the rear elevation at first floor level servicing a bathroom. A window is detailed to the side elevation servicing a landing area. Two windows are detailed to the side elevation at ground floor level servicing a utility room and W.C. The proposed front elevation of the side extension details a window at first floor level servicing a bedroom and at ground floor level a garage door facilitating access to a storeroom.

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
- Policy HE1: The Historic Environment

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

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72 (1): Buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing.

Policy

NPPF 207/208: Identify and assess heritage significance including the setting and the effect of a proposal

NPPF 212: Great weight given to an asset's conservation, irrespective of the degree of harm

NPPF 213: Any harm to or loss of significance will require clear and convincing justification

NPPF 219: LPA's should look for opportunities for development within conservation areas and within the setting of heritage assets that enhance or reveal significance

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.

Heritage and Museums – No comments received

Conservation Officer – No Objection. Preference for matching front elevation brickwork to front elevation of existing dwelling.

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 that 'on semi-detached dwellings an extension should not project more than 4 metres and again, the eaves height should not exceed 2.5 metres where the extension would project beyond 3 metres. All two-storey side extensions should therefore have a pitched roof following the form of the existing roof. To prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling. A setback from the front elevation allows for a vertical break in the roof plane and a lowering of the ridge line. The sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling. Where located on a corner plot the sideways projection should not exceed more than half the width of the gap between the side elevation of the original dwellings and the side boundary (unless the gap exceeded more than two thirds the width of the original dwelling).

The proposed two storey side extension provides a projection of approximately 2.8 metres. Given the dwelling is approximately 6 metres wide, a projection of up to 4 metres could be permitted under the House extensions and Other Domestic Alterations SPD. A set back from the front elevation and a set down of the ridge is welcomed and allows the proposal to remain subordinate to the dwelling. A set in from the east boundary by a minimum of 1 metre is maintained throughout the proposal allowing pedestrian access to the rear of the property. Windows have been detailed with matching fenestration to the dwelling and the proposed garage door is located centrally to the extension. These elements allow the proposal to remain in keeping with the character of the dwelling.

The rear extension provides little impact on the character of the site and street scene. The proposal cannot be seen from the street scene and is not considered to be at a scale which is out of character with the site. Although the eaves height does exceed 2.5 metres this is not considered to be to a detrimental level and in conjunction with the minor setback is considered acceptable.

The use of 'Smooth Red' brickwork to the side and rear elevations matches the materials of the existing side and rear elevations. The use of 'Dark Red Dragwire' brickwork does not directly match the existing front elevation brown brickwork but does make an effort to contrast against the side and rear elevations, assisting to replicate the contrast of the existing dwelling brickwork.

The loss of garden space to the front allows for parking facility to be maintained. Although a front garden is preferred, the alteration of the space to the front of the site is replicant of similar properties on the street scene and would therefore not detract from the character of the street scene.

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 considerable weight in favour of the application.

Impact on Neighbouring Amenity

The proposed rear extension would be erected to the east of adjoined 57 Armroyd Lane. Although the rear extension provides an eaves height slightly above the permitted 2.5 metres, any impact on loss of light would be restricted to early morning hours. No side windows are detailed to the rear extension, preventing any opportunity for overlooking. Existing boundary treatment assists in reducing the impact of the rear proposal.

The proposed side extension details windows to the rear elevation at first floor level to service a bathroom. This window will therefore be conditioned to be obscured glazing in order to protect the privacy of both the applicant and any neighbouring residents. One window is detailed at first floor level to the proposed side elevation, however this is to service a landing space and so is not considered a habitable room so will not be restricted to obscured glazing. The applicant has made effort to set the proposal in towards the rear of the extension in order to provide a 1 metre distance to the boundary due to the shape of the site. This reduces the dominance of the proposal to the east.

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 conversion of the front garden space to a turning facility provides the applicant with the opportunity to leave the site driving forwards. This improves highway safety when existing the site. The Parking SPD outlines a property of two or more bedrooms requires two parking spaces. Although an additional bedroom is created by the proposal, the site maintains two parking spaces along with increased parking space in the tuning facility. Sufficient on-site parking is therefore maintained. 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 to request amendments to the proposal during the consideration of the 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 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.