

Application Reference: 2026/0104

Site Address: 12 Beech House Road, Hemingfield, S73 0PF

Introduction:

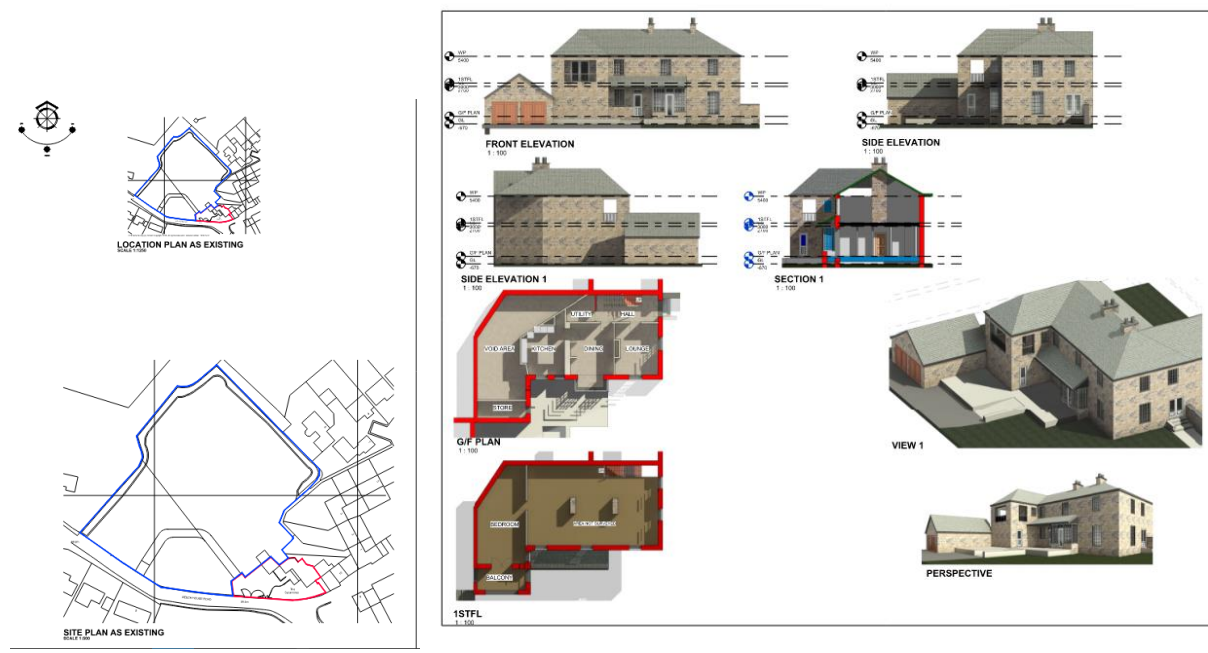
This application seeks full planning permission for the removal of front bay window and canopy and replace with single storey front extension and installation of new windows to enclose existing first floor balcony to dwelling.

Relevant Site Characteristics

The applicant's property is located on Beech house road in Hemingfield, located on a corner plot within the bend of the road. To the front of the property is a hard surfaced driveway providing off street parking, accessed via a gated entrance. A stone built wall stretches along the front of the property providing some screening and trees are located along the north and northwest boundary. The property has undergone a previous extensions inclusive of a two storey side and rear extension with a balcony located on the upper floor.

The dwelling and most of its curtilage resides within the Urban Fabric, however some of the curtilage and land beyond to the northwest falls within the green belt boundary. It is also noted that the applicant is in ownership of a large area of green belt immediately to the northwest, although this is beyond the residential curtilage of this property.

The property itself is large and constructed in stone. The front elevation comprises a large two storey side/front extension with an enclosed balcony within the upper floor, a single storey double garage, a large front glazed porch/bay window at ground floor level and a canopy along the front of the dwelling. There is an existing single storey prefabricated extension located to the side of the garage however, this falls outside the residential curtilage. This building has been painted green and appears alien when viewed along with the main dwelling. The large building has been split into two properties, with the neighbouring adjoining dwelling located at the rear. The entrance to this neighbouring property is beyond the bend.



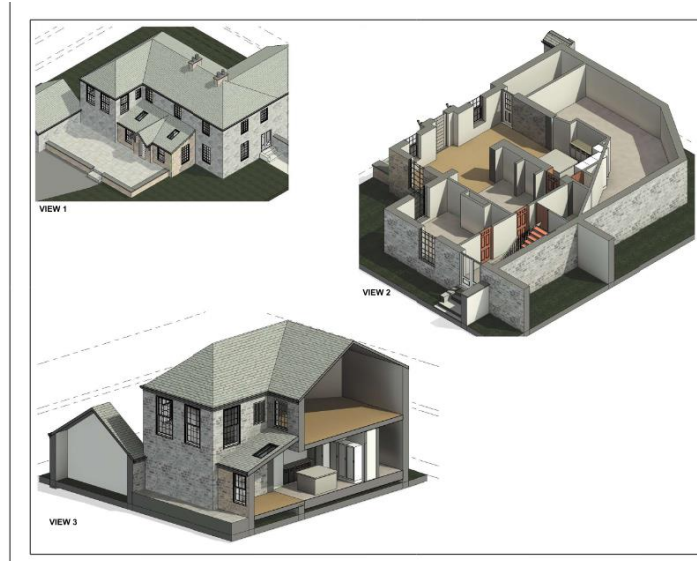
Site History

Application Reference	Description	Status (Approved/Refused)
2005/1515	Erection of two-storey side and rear extension to dwelling.	Approve with Conditions
2019/0532	Erection of single storey front extension to dwelling and alterations to site access	Approve with Conditions

Detailed description of Proposed Works

The proposal is to remove the existing front bay window/porch and canopy and replace with a single storey front extension. The extension will project 3.625m to the front and will measure 7.837m in width across part of the front elevation. The proposal will be constructed in matching stone with a lean-to tiled roof, pitched over the front door. The front extension will provide an improved front entrance and kitchen extension. The application is also to enclose the upper balcony by way of installing new windows to the front and side elevations. The opening on the front elevation will be partially built up with stone to create two smaller openings.





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:

Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

Section 2 - Achieving sustainable development.

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 provides three overarching objectives to sustainability, social, environmental, and economic. Paragraph 10 states to ensure that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

Section 4 - Decision making

Paragraph 48 affirms that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Section 12 - Achieving well-designed places.

Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 provides details to ensure that developments function well, are visually attractive, sympathetic to local character and optimise the potential of the site.

Paragraph 139 expresses that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

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.

Tree Officer – No comments received

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

Paragraph 2 of the NPPF states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

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

Paragraph 131 of the NPPF states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 135 emphasises that development should be visually attractive and sympathetic to the local character of the area.

Paragraph 139 expresses that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Local design guidance SPD: House Extensions indicates how important it is that any extension is designed to be in keeping with the host property and the character of the neighbourhood. The front elevation is most important as it plays an integral contribution to the street scene. A high standard of design is expected to ensure any front extension does

not detract from the quality of the existing dwelling. The roof styling and pitch should match those of the existing dwelling, along with matching materials.

The proposed front extension, although large in size is in proportion when viewed within this setting. The proposed extension will not extend beyond the existing two storey element and is contained within the site. The dwelling is an individually designed property located on the corner within a large site, with the front elevation facing away from neighbouring dwellings.

Due to the size of the front extension, when viewed in situ along with the existing, the proposal is expected to harmonise not only with the host property but also within its surroundings. The matching materials and design of the roof will ensure the proposal compliments the host property.

The application also proposes to enclose the existing balcony by way of the installation of new windows. The windows proposed match the existing in terms of design and although marginally larger than the windows within the existing property, they are not expected to appear overly dominant. The opening on the front elevation will be split into two to reduce the overall size. This will correspond with the window formation in the main property.

The proposal as it stands meets the consensus of the NPPF and is in compliance with SPD: House Extensions and Other Domestic Alterations and Policy D1 of the Local Plan which expects development to be of high quality design and respect distinctive local character and local features.

Significant weight has been given to the design and impact on the character of the area.

Impact on Neighbouring Amenity

SPD: House Extensions provides expectations in relation to the size of proposals. Extensions to the rear of detached dwellings will be considered on their design merits and where no adjacent properties are affected.

The building sits within a large site with green belt providing a barrier with dwellings located to the northwest. The property is unusual in that it appears to have been sub-divided into two, with the neighbour located at the rear of the building, and the front elevation facing away from neighbouring dwellings. Due to the orientation of the property in relation to the adjoining neighbour, any alteration to the front of this property is not expected to impact residential amenity.

Taking into consideration the characteristics of the site, the proposal is not expected to cause any disproportionate harmful impact in terms of residential amenity. The application is therefore acceptable in terms of residential amenity in compliance with Local Plan Policy GD1 and D1.

Moderate weight has been given to the impact on residential amenity.

Highways

Whilst the proposals increase the floor space of the dwelling, the number of bedrooms remains as existing. Off-street parking is retained for at least two vehicles within the front garden, and the garage accommodation will remain unchanged.

As such, the scheme is acceptable from a highways development control perspective in compliance with Local Plan Policy T4 New development and Transport Safety.

Moderate weight has been given to highway safety.

Trees

It is acknowledged that there are trees located to the north and north west of the site. Due to the location of the trees in relation to the proposal, and the fact that the front extension will be built within the built up area of the site on existing hard standing it is unlikely that the proposal will have an impact.

In view of the above, it is considered that the proposal would not result in an unacceptable impact to the existing trees in compliance with Local Plan Policy BIO1 Biodiversity and Geodiversity.

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.