

**Application Reference:** 2025/0935

**Site Address:** 27 Hunters Rise, Pogmoor, Barnsley, S75 2JX

**Introduction:** Proposed side two storey extension to dwelling.

### **Relevant Site Characteristics**

The application relates to a semi-detached bungalow within the Pogmoor area. The dwelling has a pitched roof and has a single storey conservatory extension to the rear. A detached garage is located to the rear of the dwelling. The dwelling is constructed from red brickwork. The site provides a large rear and side garden and a modest front garden. A long driveway is located to the west of the dwelling.

The surrounding area is characterised by predominantly bungalows and some detached properties. Pitched roofs are commonplace. Surrounding materials include a mixture of red brickwork and stone.

### **Planning History**

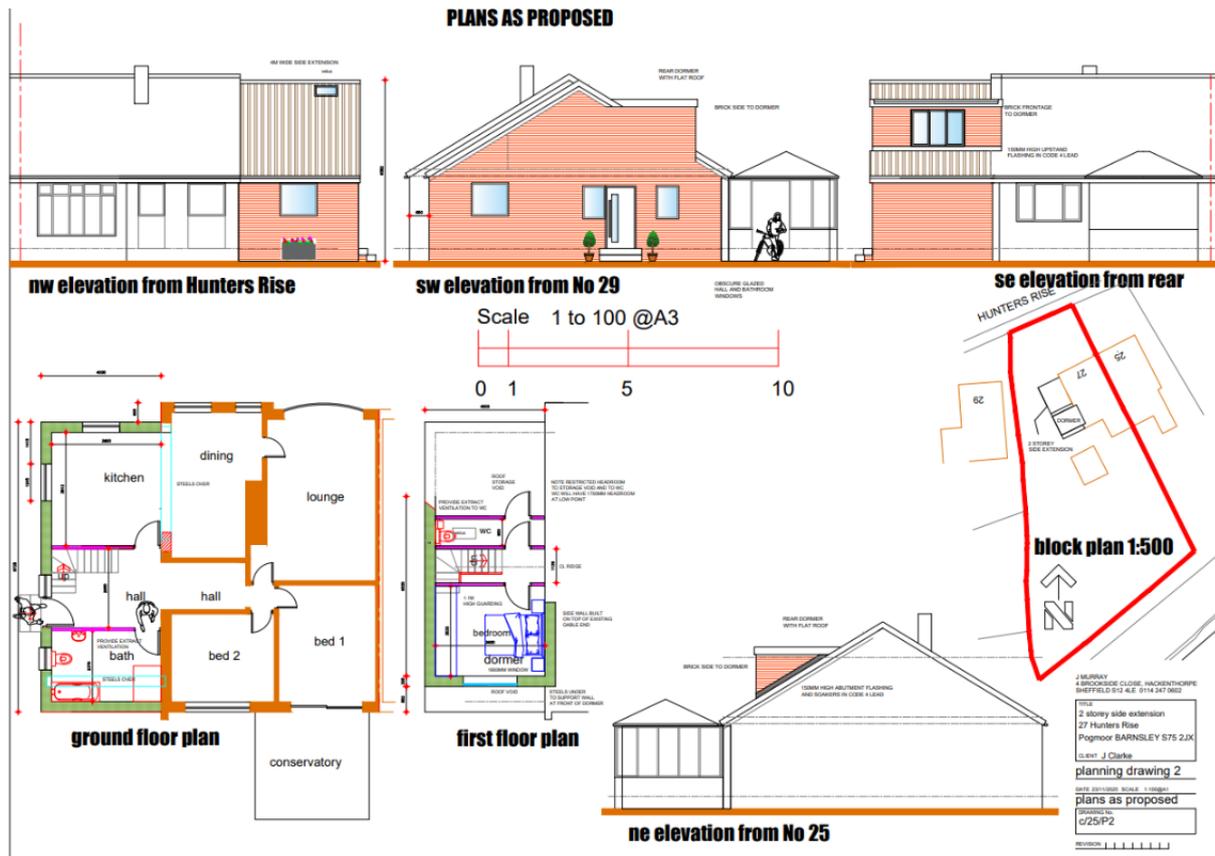
<b>Application Reference</b>	<b>Description</b>	<b>Status</b>
B/75/2765/BA	Outline for erection of two dwelling units	Historic
B/05/0177/BA	Erection of side detached garage	Approve with Conditions

### **Detailed description of Proposed Works**

The applicant is seeking permission to erect a side extension. The proposal would have an approximate width of 4 metres and an approximate length of 9.7 metres. A pitched roof is detailed with an approximate eaves height of 2.6 metres and an approximate ridge height of 6 metres. Glazing is detailed to the front elevation to service the Kitchen. Glazing and a door is detailed to the side elevation servicing a kitchen, bathroom and providing access to a hallway. A rooflight is proposed to the front roof plane to service a W.C.

A rear dormer window is detailed to the rear elevation of the extension. The dormer would have a flat roof. The dormer would have an approximate height of 1.7 metres, approximate length of 2.8 metres and an approximate width of 4.4 metres. The dormer would be set back from the eaves by approximately 0.8 metres and set down from the proposed ridge by approximately 0.6 metres.

The proposal is detailed to be constructed from red brickwork and matching concrete profile tiles.



## 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**

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

#### **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 'The design of a single storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling). All two-storey side extensions should 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.

When considering whether to install a dormer window you should assess whether there is adequate space within the attic to accommodate a room(s) with adequate headroom without requiring a dormer extension that will dominate the roof. In general, providing that the roof pitch allows adequate height, a space approximately half the area of the floor below can be created. The design of the dormer window should reflect the character of the area, the surrounding buildings and the age and appearance of the existing building. Vertically proportioned dormer windows with pitched roofs are traditionally found in the Barnsley area. Flat roof dormers which tend to be larger and have horizontal emphasis can be seen in more recent housing developments. These have proved to be more expensive to maintain and prone to failure. Flat roof dormers are considered aesthetically inferior and are not normally acceptable. Consequently, pitched roof dormers are generally considered more appropriate for both aesthetic and practical reasons.'

The proposed side extension provides a sideways projection of less than two thirds the width of the existing dwelling which is compliant with the House Extensions SPD. The use of a pitched roof allows the proposal to remain in keeping with the character of the dwelling. The proposal is set back from the front elevation by approximately 0.65 metres and is set down from the ridge. This allows the proposal to remain subordinate to the existing dwelling. The proposed rear dormer provides a flat roof which is not preferred but is considered acceptable given the dormer would be to the rear of the dwelling and not easily visible within the street scene. The dormer is proposed to be significantly set back from the eaves and down from the ridge. The dormer is not set in from the gable elevation of the extension, which is not preferred, however would not warrant a refusal given the proposal is to the rear of the dwelling. Additionally, the proposed dormer could be installed under permitted development which the local authority would have no control over. It would therefore not be prudent to restrict this element of the development.

The dwelling provides glazing to the front elevation which is located symmetrically to the extension and matches existing glazing fenestration on the dwelling. The proposed roof light is not in a preferred position however can be installed under permitted development. The use of matching materials is welcomed and allows the proposal to remain in keeping with the

character of the dwelling. Although the side elevation of the dormer is to be constructed from matching brickwork is an unusual feature, given it is matching to the existing dwelling, it is considered acceptable

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 extension would be erected to the east of neighbouring 29 Hunters Rise. The proposal would maintain a distance of approximately 4 metres to this neighbour. The proposal has also been set down from the existing dwelling, assisting in reducing the dominance of the proposal. The site provides substantial boundary treatment which would screen the proposal and prevent any opportunity for an overbearing nature or any opportunity for overlooking. Given the proposal is to the east of the 29 Hunters Rise, any loss of light would be restricted to early mornings and would be unlikely to be impactful given the distance from the proposal and in acknowledgement that the proposal is at a reduced height than the existing dwelling.

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 proposal would result in the increase in bedrooms at the site from 2 bedrooms to 3 bedrooms. The site provides substantial facility for at least two parking spaces. Although access to the existing garage would be restricted by the proposal, the site would still allow for a driveway to be installed to the west of the dwelling, retaining access to the garage. Nevertheless, the site still maintains sufficient parking facility.

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 been necessary to make contact with the applicant regarding an amendment to provide glazing to the front elevation of the proposed extension in order to avoid a blank elevation within the street scene. Amendmenst were received on the 25<sup>th</sup> November 2025

**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.**