

Application Reference: 2025/0483

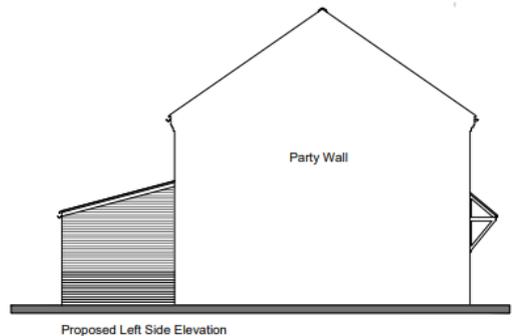
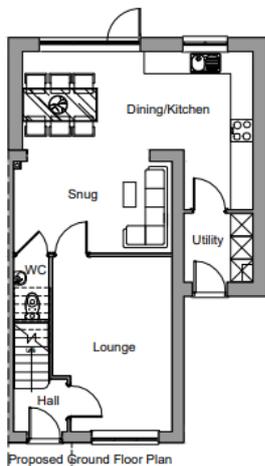
Site Address: 88 Barnburgh Lane, Goldthorpe, Rotherham, S63 9NT

Introduction:

This application seeks full planning permission for a single storey side and rear extension to the dwelling.

Relevant Site Characteristics

The site is situated at 88 Barnburgh Lane, Goldthorpe, Rotherham, S63 9NT. The site is located on the east side of Goldthorpe and is situated in an area which is predominantly residential dwellings which are surrounded by farmland. The residential properties in close proximity are a mix of detached, semi-detached and terraced properties. The property is approximately 7.6 miles east of Barnsley Town Centre and is only accessible via road routes. The property itself is a 2-storey semi-detached property which benefits from its own driveway and has a rear garden.



Site History

No recent or relevant planning history.

Detailed description of Proposed Works

The proposal is to erect a single storey side and rear extension to the existing dwelling this would create space for a dining/kitchen space and a utility room for the use of the dwelling. The side extension will have a door facing the front elevation for access to the utility room and

kitchen. The rear part of the extension will have windows to the rear and roof windows to provide light to the new dining/kitchen area. The proposal would measure approximately:

- Side Extension – 2.5m (Height to eaves) x 3.3m (Height to roofline) x 2.23m (W) x 3.9m (L)
- Rear Extension - 2.5m (Height to eaves) x 3.3m (Height to roofline) x 6.9m (W) x 3m (L)

It was noted that when the Planning Officer undertook the assessment of the scheme, it was noted that a structure could be seen at the rear of the site. The applicant was asked what this was. It was confirmed that it was a canopy, the applicant also confirmed it was a permanent structure that could not be dismantled. Photos were provided by the applicant of the canopy, which confirmed this. The planning officer noted that the size of the canopy and the permanent nature of the structure meant it did not comply with permitted development and as such has been erected unlawfully. This will be addressed later in the report.

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
- Walls and Fences
- Design of Housing Development (2023)

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.

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. 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 property is located on Barnburgh Lane amongst dwellings of a similar design. The applicant has applied for a larger boundary wall to the front of the property and a gate. The wall has been designed to emulate the surrounding area as there are properties in the surrounding area which also have these features. The wall would measure 1m high and the gate would measure 1.7m in height.

The scale and design of the extensions is acceptable and would reflect the area. The extensions would be compliant with the Council's policies; The extensions would be constructed from matching materials.

Therefore, as a result of the comments above, the impact on the visual amenity of the dwelling and the street scene as a whole would be maintained, in accordance with Local Plan Policy D1 and the requirements of SPD 'House Extensions and Alterations (2024)'. This carries moderate Weight in favour of the proposal.

Residential Amenity

The extensions are to the rear of the property and would be single storey, they would also comply with the 45-degree code. There would be no windows facing neighbouring properties so that no other looking occurs. As such there would be little detrimental impact on any neighbouring properties.

As noted at the beginning of the report the applicant had erected a permanent canopy structure at the rear of the garden which did not have planning permission and was not allowed under permitted development due to its size and permanent nature. This structure takes up a significant amount of the garden. If the extension was granted and the canopy structure was also kept, this would reduce the applicants garden size under the Councils policy guidelines in "Design of Housing Development SPD". As such an agreement has been made between the applicant and the LPA, that the canopy structure will be removed before any works are to take place at the site and this will be controlled under a condition. The applicant will have to submit in writing with photographic evidence that the canopy has been removed before any works take place.

Therefore, as a result of the comments above, the impact on the neighbouring amenity of the dwelling and the street scene as a whole would be maintained, in accordance with Local Plan Policy D1 and the requirements of SPD 'House Extensions and Alterations (2024)'. This carries modest weight in favour of the proposal.

Highways

The proposal would not reduce the size of the applicant's driveway or impact on the number of vehicles which could park or access the property and as such it is deemed that there would be little to no impact on highway safety. As such the LPA's Transportation Officer was not consulted upon as it was deemed unnecessary.

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.