

Application Reference: 2024/0625

Site Address: 3 Croft Close, Wombwell, Barnsley, S73 0NY

Introduction: This application seeks full planning permission for a single storey front extension, and installation of hardstanding to front to provide 2 x new parking spaces to dwelling.

Relevant Site Characteristics:

Located on modern housing estate at the edge of Wombwell, the red brick, three bed roomed detached house sits comfortably within the estate, sharing design features with neighbouring and dwellings whilst maintaining aspects of individuality.



Site History

There is no recorded site history for the address since approval of the estate in 2001.

Detailed description of Proposed Works

The amended plans propose a now modest sized front extension, which would incorporate other minor changes to the façade of the dwelling, and the creation of two additional parking space within the open plan front garden.

Existing and Proposed Elevations and Floor Plans





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 objections were received.

Highways Drainage - Provided no objection but highlighted that surface water should be retained on site and not allowed to discharge onto the highway.

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

In relation to the scale of the proposal, the revised plans propose a much more proportionate front extension, following reduction in projection from approximately 2.48m to 1.69m. Whilst a modest reduction, it provides a significant positive impact to the proposal, bringing the projection into closer alignment with the existing garage.

Excluding the reduction in the projection, the design of the proposal has not altered from what was originally submitted. It is easy to appreciate the design inspiration for the extension, creating an almost symmetrical appearance to the front elevation, when viewed with the garage.

The proposed additional parking provision is to be completed using a porous material, which would bring it in line with the requirements of permitted development. From a design perspective, whilst the loss of a lawn is regrettable, with the materials also proposed to match the existing parking provision, there would be minimal harm caused to the character of the dwelling and would be comparable to other extended driveways within the estate.

Whilst the redesigned façade may have a slight impact on the character of the dwelling, following the revision, the proposal is much more acceptable and would not be cause for

notable concern in relation to design of either the original dwelling or its impact within the broader street scene.

With just the potential for the proposal to have a limited impact upon the scale design and character of the original dwelling, and little or no impact on the broader street scene, the proposal would be compliant with local policies GD1 and D1. This carries moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

The proposal is reasonably close to the side elevation of the detached neighbouring dwelling of No.6, however, the elevation only features two small windows, one on each floor, which are unlikely to be habitable room windows and typically serve a landing, WC or utility room. Even if these windows were within habitable rooms, the first-floor window would be unaffected by the proposal, and any impact upon the ground floor window, which is already set back and directly facing the side elevation of the application dwelling, would be considered as negligible.

With the application dwelling already set back from both adjacent neighbouring dwellings, the proposed front extension would be broadly in alignment with the front elevation of the two neighbouring dwellings, rather than being set forward. Therefore it is unlikely that the proposal here would cause any loss of light or overshadowing.

The extended driveway, which replaces a modest size lawn with the front garden, would have no notable harm to the amenity of adjacent neighbouring dwellings or other dwellings within the estate.

With at most, a limited impact on the residential amenity of one neighbouring dwelling, the proposal would be acceptable and in accordance with local policy GD1. This carries moderate weight in favour of the proposal.

Highways

The proposal includes an extended driveway which would allow parking for an additional two vehicles. The proposal does not seemingly require a wider dropped kerb to be installed, but if it did, it would require an appropriate licence from Street Works. With the driveway extension proposed to utilise porous materials, it would be in accordance with Permitted Development requirements in any case.

The proposed extended driveway would provide an additional two parking bays of least 5m by 2.5m each, which along with the use of porous materials and completion to highways standards, as identified on the plans, would have no negative impact on Highway safety and is therefore in accordance with Policy T4 of the Local Plan.

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

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- The original proposal, primarily due to the extent of the front projection was deemed out of character with both the original dwelling and broader street scene.

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY
DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

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.