
2025/0214

Mr Wayne Howell

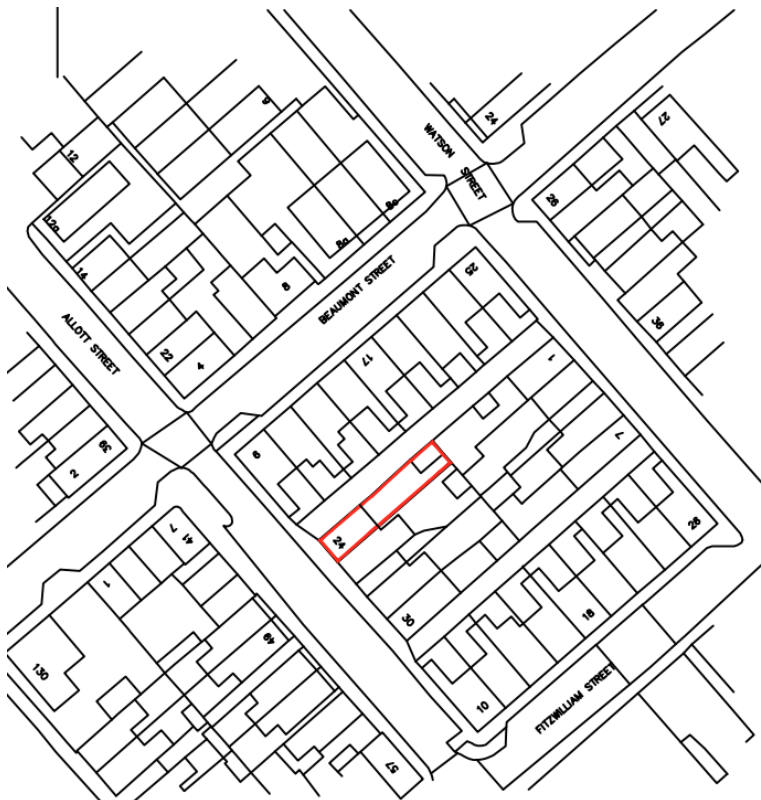
24 Allott Street, Hoyland Common, Barnsley, S74 0NQ

Proposed single storey rear extension.

Site Description

The application relates to a plot located on the north-east side of Allott Street and in an area that is principally residential characterised by two-storey detached, semi-detached and terraced dwellings of a similar scale and appearance. The topography of the area falls gently from north-west to south-east.

The property in question is a two-storey end-of-terrace dwelling constructed of stone and red brick with a pitched slate roof. The property is fronted by a public footpath with an access track to the side. To the rear is a modest sized narrow garden bounded by a stone wall and timber fencing. There is an existing raised decking area to the rear and the adjoining neighbouring property benefits from an existing single storey flat roofed extension. The development site does not benefit from any off-street parking. On-street parking is available and there are no parking restrictions.



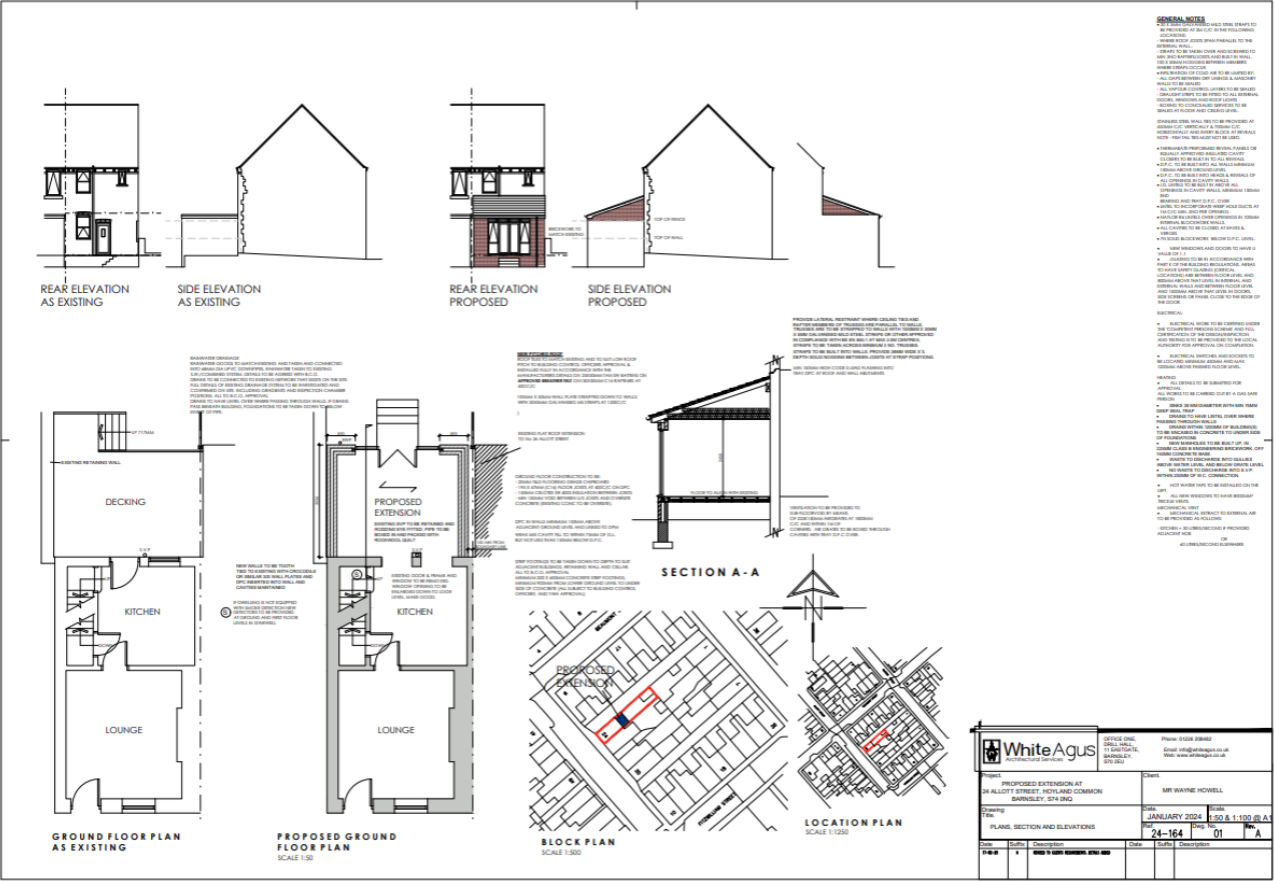
Planning History

There is no previous planning history associated with the development site.

Proposed Development

The applicant is seeking permission for the erection of a single storey rear extension.

The proposed extension would measure approximately 3.5 metres (L) x 4.4 metres (W) x 4.5 metres (H). The extension would adopt a mono-pitched roof and would be constructed of closely matching external materials.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

Local Plan Allocation – Urban Fabric

The site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy POLL1: Pollution Control and Protection.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations (Adopted March 2024).***
- ***Parking (Adopted November 2019).***

National Planning Policy Framework (December 2024)

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- ***Section 12: Achieving well-designed places.***

Paragraph 135. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces,*

building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Other Material Considerations

- **South Yorkshire Residential Design Guide 2011 (SYRDG).**
- **Planning Practice Guidance.**

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties. One representation was received from one address. No objections were received regarding the proposed scheme itself, but concerns were raised regarding the use of the access track for the delivery of materials due it not being under the applicant's ownership.

Ownership and access rights are not a material planning consideration. Nevertheless, the applicant has been reminded that the permission of all relevant landowners is required where necessary and an informative could be attached to any forthcoming decision.

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 of Development

Extensions and alterations to a dwelling are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Residential Amenity

Extensions and alterations to a domestic property are acceptable if the proposed development would not adversely affect the amenity of neighbouring properties.

Regarding overshadowing impact, the proposed extension would be erected to the north-west of the existing rear extension at 26 Allott Street and to the south of the rear curtilages of properties located on Beaumont Street. Whilst some overshadowing could occur, any potential impact would likely be limited as an access track separates the development site from the rear curtilages of neighbouring properties and the proposed extension would adopt a restrained scale with a rearward projection less than that of the neighbouring extension. Moreover, the occupant(s) of surrounding neighbouring properties were also notified, and no objections were received.

Regarding overlooking and reduced privacy impact, apertures would be limited to the rear elevation of the proposed extension, facing into the development site and maintaining a sufficient separation distance to the rear boundary and 1 Watson Street opposite.

Regarding reduced outlook impact, approximately 10 metres would be maintained between the rear habitable room windows of neighbouring properties located on Beaumont Street and the blank gable elevation of the proposed extension. Whilst this would be less than the 12 metres established by the House extensions and other domestic alterations SPD, it is not considered that the proposal would contribute to an unacceptable impact on the amenity of the occupants of neighbouring properties. It is also acknowledged that the proposed extension would fall within the parameters of development constituting a larger home extension as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which allows homeowners to erect single storey rear extensions up to 6 metres in rearward projection on terraced properties without the need for planning permission where no neighbouring properties object.

It is acknowledged that there could be some disruption and nuisance caused to people in the locality during construction and demolition works. However, any impact is anticipated to only be temporary and construction hours could be controlled by condition.

Considering the above, and subject to conditions, this is considered to weigh significantly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding residential amenity.

Visual Amenity

Extensions and alterations to an existing domestic property are acceptable if the development would remain subservient and would be of a scale and design appropriate to the host property and would not significantly alter or detract from the character of the street scene.

The proposed extension would adopt a sympathetic form and features and would appear subservient to the existing dwelling. The extension would also be constructed of closely matching brickwork and concrete roof tiles.

Considering the above, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and is considered acceptable regarding visual amenity.

Highway Safety

The proposed development would not be prejudicial to highway safety as the development site does not benefit from any existing off-street parking provision and the proposed development would not result in a requirement to provide additional spaces.

Considering the above, this weighs modestly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal constitutes acceptable development in respect of highway safety and residential and visual amenity and would comply with national and local planning policies and guidance.

**Recommendation -
Approve with Conditions**