

Application Reference: 2025/0495

Site Address: Hillside, Wakefield Road, Smithies, Barnsley, S71 1NG

Introduction:

This application seeks full planning permission for the erection of a two storey front extension and the rendering of the original dwelling and proposed extension.

Relevant Site Characteristics

The detached, hipped roof, brown brick property is located off Wakefield Road, Smithies, in an area which is predominantly commercial in nature. The site is set back from the highway, to the rear of a commercial property, which is within the ownership of the applicant, and at an elevated position. The property is visible from wider views of the area.

The dwelling is located within a modest plot, with a parking area to the front of the property and an enclosed private rear garden beyond. The dwelling benefits from a flat roof attached garage to the side.

Detailed description of Proposed Works

The applicant seeks permission for the erection of a two storey front extension and the rendering of the original dwelling and proposed extension.

The proposed two storey extension is to be located centrally on the front elevation of the dwelling and is to project 2.4m from it and 4m along it. It is proposed to render the proposed extension and the original dwelling in an off-white render.



Figure 1 Front and Rear Elevations

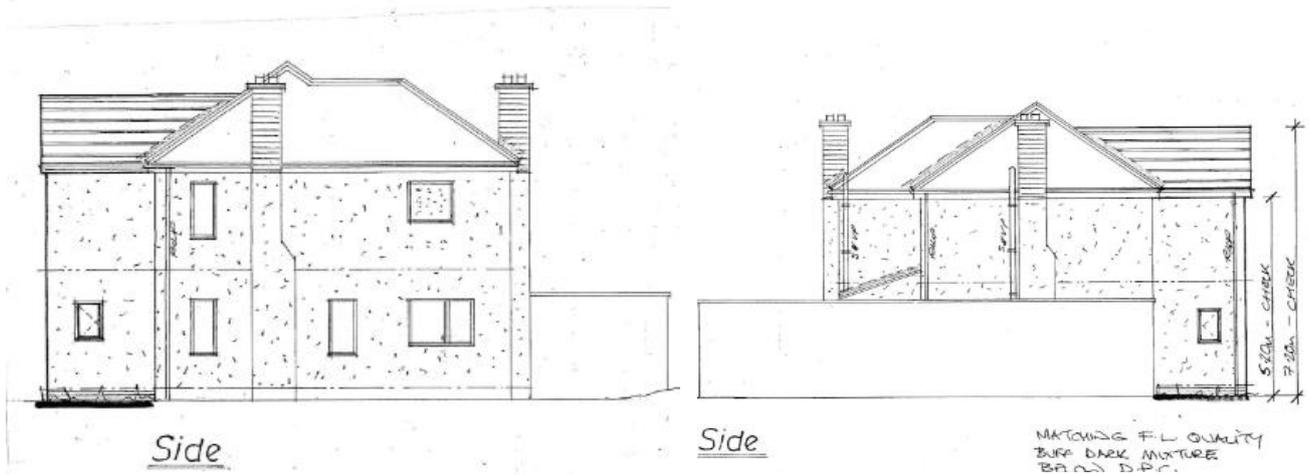


Figure 2 Side Elevations

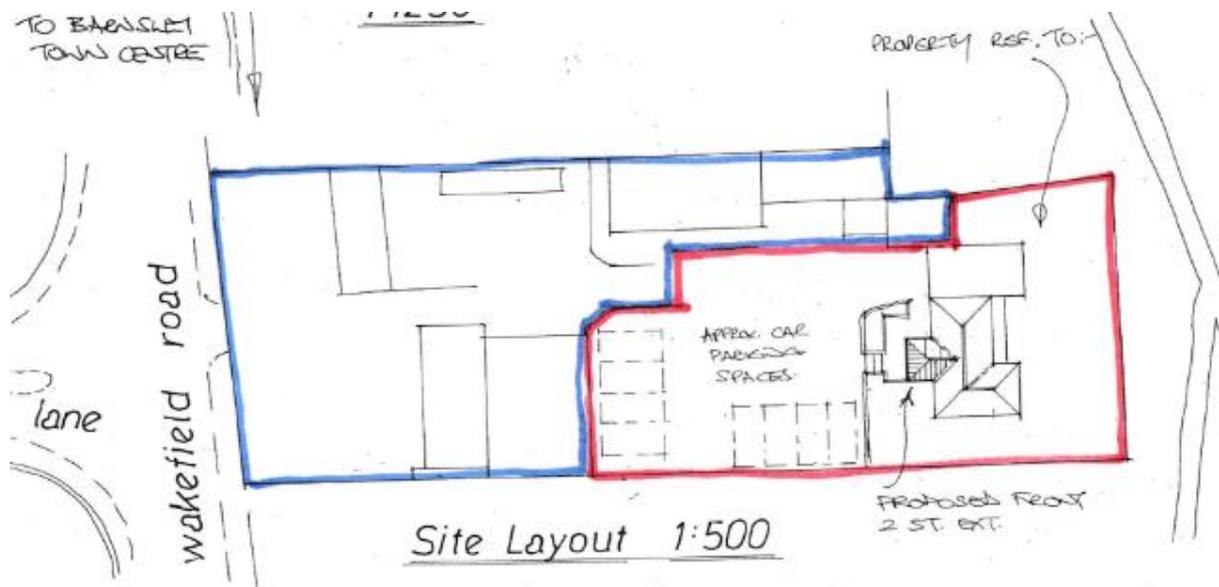


Figure 3 Site Plan

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 letters of representation 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.

Impact on Neighbouring Amenity

The Supplementary Planning Document for House Extensions and Other Domestic Alterations states that proposals for house extensions, roof alterations, outbuildings and other domestic alterations should be of a scale and design which harmonises with the existing building and be subordinate; not adversely affect the amenity of neighbouring properties; maintain the character of the street scene and not interfere with highway safety.

The proposed extension is to be located on the front elevation of the dwelling, a dwelling which, whilst located in an elevated position, is set back from the highway and not located within close proximity to surrounding residential properties.

In light of the above, 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 which carries considerable weight in favour of the application and as such is in compliance with Local Plan Policy GD1 General Development and Supplementary Planning Document House Extensions and Other Domestic Alterations.

Scale, Design and Impact on the Character

The front elevation of a building is the most important for its contribution to the street scene. Therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene or cause overshadowing to neighbouring dwellings.

Extensions to the front of individually designed, detached houses, which are set back from the highway or set on a staggered building line, may, in certain circumstances, be acceptable. However, the extension must compliment the original dwelling and not adversely affect any adjacent property or the street scene.

As mentioned previously, the dwelling is set back from the highway and screened from it by surrounding commercial properties, due to its elevated position it is visible from wider views. Nevertheless, the proposed extension is to be located centrally within the front elevation and is designed to reflect the original dwelling in terms of roof pitch.

The proposed extension is to be rendered in an off-white colour, along with the original dwelling. Whilst the dwelling is located in a prominent position, it is considered that the rendering of the property which is constructed from a mix of brick colours would be

acceptable as it would provide uniformity to the dwelling; this carries significant weight in favour of the application and it is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1.

Highways

Supplementary Planning Document – Parking sets out the parking standards for dwellings; a dwelling comprising of 3 or more bedrooms requires the provision of 2 no off street parking spaces.

The proposed development does not result in the loss of existing off-street parking, nor does it result in the requirement of additional parking provision, and as such 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

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.

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. However the applicant did submit amended plans during the application process due to changes at the applicants request.

Conditions

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission.

Plan References

Site Layout and Location Plan 509-01

Proposed Elevations 509-06 Rev A received 7th June 2025

Proposed Ground Floor Plans 509-07 Rev A received 7th June 2025

Proposed Garage Layout 509-08

Proposed First Floor Plans 509-09 Rev A received 7th June 2025

Proposed Roof Sections 509-10 Rev A received 7th June 2025

Letter dated 31st July 2025 outlining materials and colour

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

The external materials shall match those specified within the plans and documents outlined above.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1.