

**Application Reference:** 2025/0694

**Site Address:** 33 Hopwood Street, Barnsley, S70 2BS

**Introduction:** Erection of single storey rear/side extension to dwelling

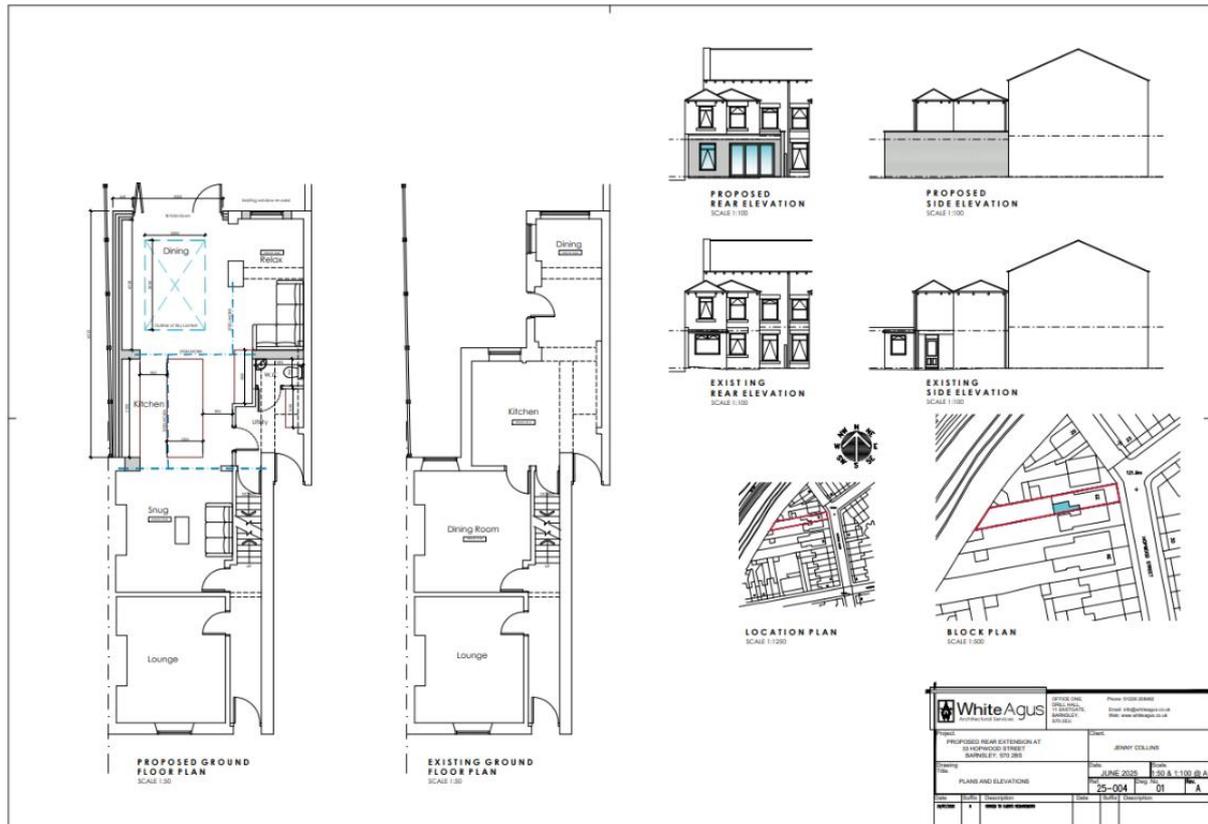
### Relevant Site Characteristics

The application relates to a semi-detached dwelling within the Victoria Road conservation area. The property features a pitched roof along with hipped roof features to the rear of the dwelling. Although no planning history, a two-storey rear/side extension is located to the north of the dwelling. The dwelling is constructed from stone, and the roof is constructed from slate. The rear and side elevations of the rear/side extension are constructed from red brick.

Similar dwellings to the site are located to the north and south of the dwelling. A large rear garden is located to the west of the dwelling. Matching materials to the site are used within the street scene. Varying materials have been used to the rear of neighbouring dwellings, including red brickwork and render.

### Detailed description of Proposed Works

The applicant is seeking permission to erect a single storey rear extension. The proposed extension would project rearward approximately 6.3 metres and have an approximate width of 3.6 metres. The proposed details a flat roof with an approximate height of 2.9 metres. Bifold doors are proposed to the rear elevation with an approximate width of 3 metres. A sky lantern is detailed to service the dining room. The rear elevation is detailed to be finished in Off White render and the south side elevation to be constructed from brickwork.



## **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
- Policy HE1: The Historic Environment.

### 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

Section 16 - Conserving and enhancing the historic environment.

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.

### Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16: Decision on application.

Section 72: General duty as respects conservation areas in exercise of planning functions.

### 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

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

### Other Material Consideration

- Victoria Road Conservation Area Character Appraisal

### **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.

A site notice was placed nearby, expiring 30<sup>th</sup> September 2025. No representations were received.

Conservation – No Objection

### **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, Heritage and Impact on the Character

The Supplementary Planning Document for House Extensions states 'to combat the problems of loss of light, as well as loss of privacy and outlook, the size and projection of rear extensions need to be strictly controlled. Single storey extensions to the rear of terraced

houses should not exceed 3.5 metres in projection and where they exceed 3 metres in length the eaves height should not exceed 2.5 metres. On semi-detached dwellings an extension should not project more than 4 metres and again, the eaves height should not exceed 2.5 metres where the extension would project beyond 3 metres.

The proposed rear extension would provide a total rearward projection of 6.3 metres. The centrally located, two storey hipped element of the rear elevation is likely to be an original feature. The proposal can therefore be considered to project to the rear of the dwelling by approximately 4.5 metres. Although this is greater than the 3.5 metre guidance outlined within the House Extensions SPD, the proposal would not project further than the existing two-storey rear/side extension. Furthermore, adjoining 35 Hopwood Street features a similar extension in terms of projection and design to what is being proposed.

The use of a flat roof is considered acceptable given the proposal would not be seen from the street scene and would therefore not have a detrimental impact on the historic character of the street scene and conservation area. The use of render to the rear elevation is considered acceptable given this would replicate the neighbouring extensions materials and would again not be seen within the street scene. The south side elevation details brickwork to match the existing two-storey rear/side extension.

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 significant weight in favour of the application.

#### Impact on Neighbouring Amenity

The proposed extension would be erected to the north of 35 Hopwood Street. The proposal would project further to the rear of 35 Hopwood Streets existing extension by approximately 0.8 metres. The proposal would have an approximate height of 2.9 metres. Given the proposal would not significantly project to the rear of the dwelling further than neighbouring properties and provides a modest roof height, the proposal would not be detrimentally overbearing. The proposal projects no further to the rear than the existing two storey rear extension and so would not be impactful on loss of light, especially given the proposal is to the north of adjoined 35 Hopwood Street. The bifold doors detailed to the rear elevation face the rear garden space of the site and are screened by substantial boundary treatment. The proposal is completely screened to the north by the existing two storey side/rear extension.

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 not increase the number of bedrooms at the property or reduce the amount of on-site 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 considerable 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 not been necessary to make contact with the applicant for any amendments to the proposal.

**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.**

#### **Conditions**

1. 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.**

2. The development hereby approved shall be carried out strictly in accordance with the approved plans

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and specifications as approved unless required by any other conditions in this permission.

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

#### **Informatives**

- 1) The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

- 2) This permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant.