

**Application Reference:** 2026/0169

**Site Address:** 19 Brookfield, Oxspring, S36 8WG

**Introduction:**

This application seeks full planning permission for the erection of a single storey side extension with a mono pitch roof and associated external alterations including installation of new entrance gate to dwelling.

**Relevant Site Characteristics**

The site is located within a predominantly residential area in the heart of Oxspring. The site comprises a large, detached stone built dwelling designed with a pitched roof and set well back from the road with a large driveway at the end of the cul-de-sac.

There is a large detached double garage and attached outbuilding located forward of the property which has off street parking located in front. The site is located within land allocated as urban fabric within the Local Plan. To the southeast beyond the housing estate lays Green Belt. The property has an existing single storey extension located at the rear of the property.

Hedges, stone walls, and fencing are located along the site boundaries. A hedge/shrubs and some fencing also provide privacy for the rear garden area leading from the garage to the main dwelling. The rear garden is partly lawned with rising levels at the rear along with an area of trees, hedges, and shrubs.





### Site History

Application Reference	Description	Status (Approved/Refused)
2023/0764	Certificate of Lawfulness single storey rear extension	Granted

### Detailed description of Proposed Works

The proposal is to erect a single storey side extension designed with a lean to roof connecting to the rear extension resulting in wrap around accommodation. The extension will project to the side by 4.37m and is set back from the frontage by 0.3m. The proposal will be in matching materials. The application also proposes a new entrance gate with stone pillars and fencing in place of the connecting hedge/shrubs. The proposal will provide an additional bedroom, lounge, and bathroom at ground floor level.



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
- Trees and Hedgerows

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 representations have been received.

PROW – No objections subject to informative

Oxspring Parish Council – No comments received.

Tree Officer – No objections

### **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

SPD: House Extensions details that the design of single storey side extensions should reflect the design of the existing dwelling in terms of style and detailing and should not have an excessive sideways projection (more than two thirds the width of the original dwelling).

The proposal meets the principles of the SPD in that it does not have an excessive sideways projection, is in matching materials and will harmonise with the existing property. The proposal has been designed with a set back which will ensure the proposal remains subordinate to the host property.

The proposed materials and design when viewed in their entirety are not expected to be visually detrimental within the surroundings and as a result the proposal is in compliance with Local Plan Policy GD1 and House Extensions SPD.

Considerable weight has been given to the design and impact on the character of the area.

#### Impact on Neighbouring Amenity

The proposal is for a side extension which will be located within the confines of the site. The side elevation shares boundaries with the end gardens of dwellings along Tollbar Close. A large hedge and a mix of hedges and fencing provide a high boundary between these properties therefore anything located along the side of the host property is not expected to impact these neighbours. Due to the corner location the neighbouring property to the front is a good distance away with the large, detached garage located along the shared boundary ensuring the side garden of the host property is within a sheltered position. Any extension to this elevation is not expected to impact this property.

The proposal is for a single storey side extension with a bedroom window facing forward and living room window facing into the rear garden. Due to the existing and proposed boundary treatment, no overlooking or overshadowing is expected from the development. The application is therefore acceptable in terms of residential amenity in compliance with Local Plan Policy GD1 and D1.

Significant weight has been given to the impact on residential amenity.

#### Highways

The proposal is located within the confines of the garden area and will not impact the existing parking arrangements. The site itself provides over and above the parking requirements for a dwelling of this size. The proposal will not impact the existing levels of off-street parking and therefore there will be no impact upon highway safety. As a result, the proposal is in compliance with Local Plan Policy T4 and SPD: Parking.

Moderate weight has been given to highway safety.

#### Trees

There are some hedges located along the boundary of the site along with boundary fencing all set behind a low rise stone wall. The proposal is to remove some of the hedging/shrubs at the front of the property to provide a fence and new entrance gate to the dwelling. The loss of the hedging and shrubs at the front of the property is not expected to be detrimental to the visual amenity of the surrounding street scene due to the scrub nature and set back position of the existing. Furthermore, this is minor work which could be undertaken by the applicant regardless of the proposal.

The extension will be located at the side of the property with hedges located along the boundary. It was not deemed necessary to ask for a tree survey due to the nature of the hedges, the distance from the proposal site and that although within the site boundary they are set behind existing boundary walls and fencing. The trees within the rear garden are at a significant distance away from the application site and therefore the proposal is not expected to negatively impact the nearby trees. The application is therefore acceptable in terms of biodiversity and the visual amenity of the locality in compliance with Local Plan Policy GD1 and BIO1.

Limited weight has been given to the impact of the proposal upon biodiversity and trees.

#### 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.**