

Application Reference: 2025/0819

Site Address: 10 Thorne End Road, Staincross, Barnsley S75 6NR

Introduction: The application seeks full planning permission for a single storey front extension to dwelling

Relevant Site Characteristics:

Located within an established residential street comprising predominately of bungalows of varying scale and design; the application dwelling is a typical red brick, semi-detached bungalow with a grey tiled side gable roof. Unlike many of the bungalows within the area, the dwelling does feature a side extension, set back from the front elevation. This side extension was in replacement of a side porch and detached garage, and was the subject of two planning applications, with the second gaining approval for a slightly larger extension than approved in the first application.



Site History

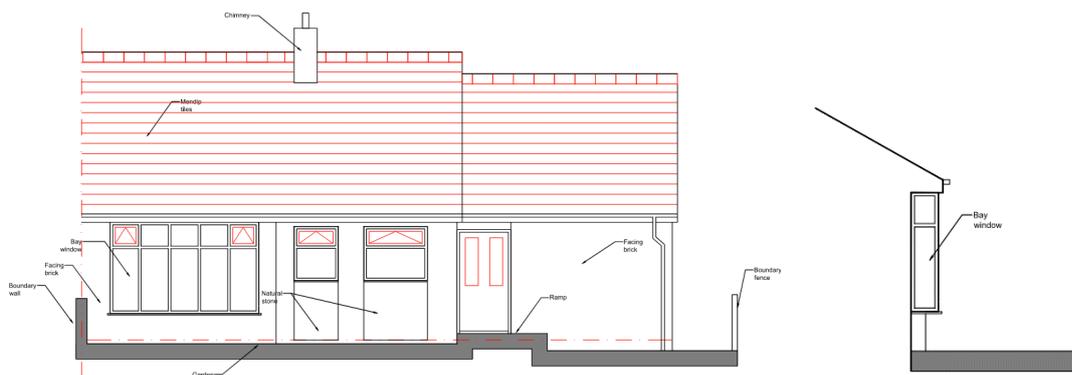
2012/1180 - Erection of single storey side extension to dwelling

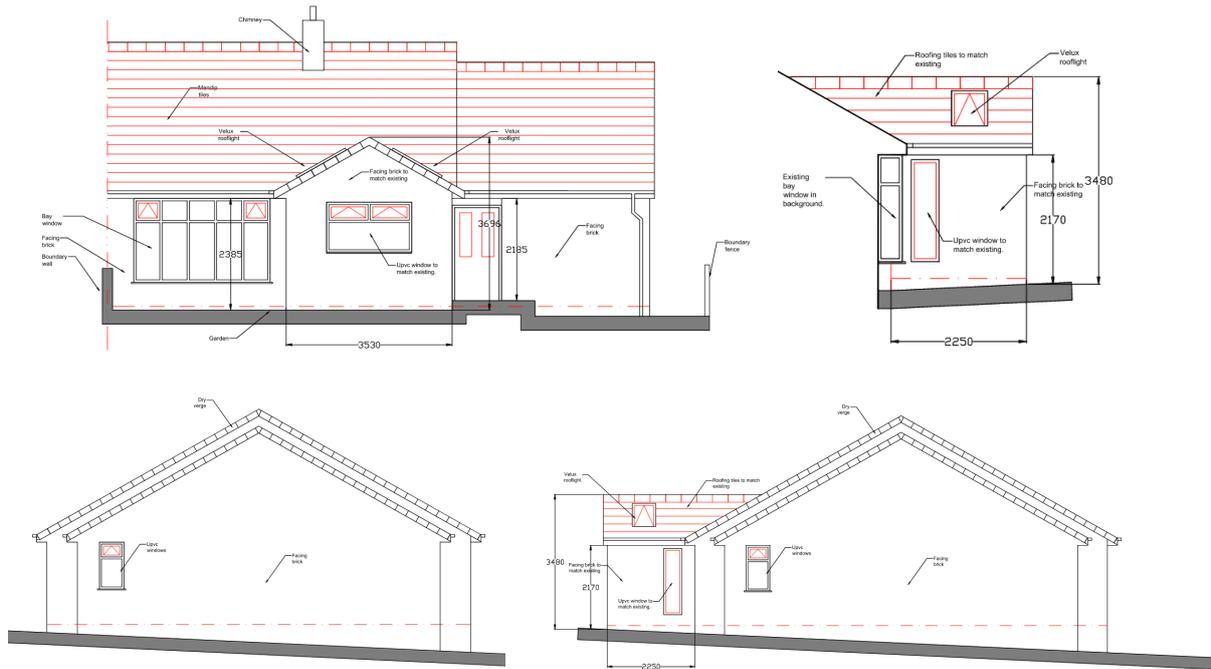
2013/0299 - Erection of single storey side extension to dwelling

Detailed description of Proposed Works

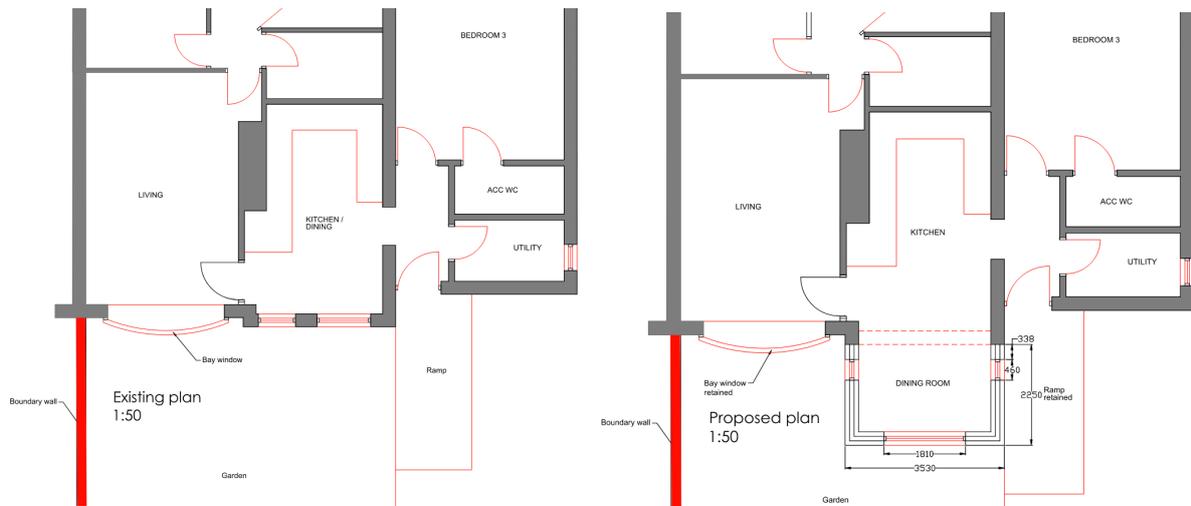
The proposal is for a modest sized front extension to the dwelling, to be used internally as a dining room extension.

Existing and Proposed Front & Side Elevations





Existing and Proposed 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 comments 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 of Development

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 contrast to the original scale of the dwelling, the existing side extension has a more significant impact upon the design and character of the dwelling than the modest sized front extension with an approximate front projection of 2.25m, width of 3.53m and a height of 3.7m. In all aspects but most notably the width, height and footprint (approx. 8sqm) of the proposed extension, it is of a significantly smaller scale than the existing side extension and is comparable to a similar extension on the attached neighbours dwelling.

In contrast to the less impactful scale of the proposal, undeniably the extension, despite its positive design features would have a somewhat negative impact on the original character of the dwelling, more than the side extension. However, mitigation and precedent for such an extension is shown closest on the attached neighbouring dwelling, and within both the street scene and broader area, where dwellings feature varying style and sizes of front extensions.

Specifically for this extension, matching materials are proposed, along with a complementary style roof, one large front elevation window and two narrow but tall side elevation windows, and two Velux style roof lights.

With a somewhat varied street scene, and with the extension similar to the attached neighbouring dwelling, the proposal would support the rebalancing the prominent front elevation of the pair of semi-detached bungalows and would only have a limited impact on the

scale, design and character of the original dwelling, and similar impact in relation to the broader street scene.

In consideration of the above assessment, the proposal would be compliant with local policies D1 and GD1, which carries moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

Given the location and size of the proposed front extension, there would be a modest impact on the amenity of neighbouring dwellings of No12 and No8. Whilst the proposal does not intersect a 45-degree angle from the centre of the front elevation, bow window of No.12, the attached neighbouring dwelling, there is only an approximate 6.9m distance between side window of the neighbour's extension and the side window of the proposed extension. The opposite side window of the proposed extension also overlooks a seemingly original side window of No.8, with an approximate distance between the windows of just 6.5m.

With no objections received and with all windows being at ground level, and with the side windows in the proposed extension being tall but narrow in design, there would not be expected to be anything more than a modest impact on the amenity of either neighbour dwelling, and little or no impact on other nearby dwellings.

Although a potential modest impact on residential amenity has been recognised, on balance, it would be considered that the proposal would still be compliant with local policy GD1.

Highways

The dwelling has a significant amount of front curtilage including a driveway. However, whilst it may be possible to park two vehicles within the curtilage, it would be unlikely that two official sized parking spaces of 2.5m by 5m could be achieved within the existing driveway. However, as the proposal does not include the addition of extra bedrooms, and the proposal is not constructed within or would affect the existing parking provision or access, the proposal would not have any impact on highway safety.

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:

- There was small error on the proposed front elevation plan, once notified this was quickly corrected by the architect.

**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.