

Application Reference: 2025/0442

Site Address: 20 Hadfield Street, Wombwell, Barnsley, S73 0JR

Introduction:

This application seeks full planning permission for the erection of a two storey side extension to dwelling.

Relevant Site Characteristics

The site is located within a large dense housing estate characterised by similarly designed properties. The site consists of a large three bed semi-detached dwelling, rendered with a hipped roof design. The property is set back with a garden at the front and a side/front driveway providing off street parking. A low rise brick wall and fencing bounds the site. There is an existing flat roofed summerhouse located within the rear garden.



Site History

Application Reference	Description	Status (Approved/Refused)
None		

Detailed description of Proposed Works

The proposal is to erect a two storey side extension to the property. The proposal will project to the side 3m and is set back from the front by 0.15m and from the rear by 0.74m with a corresponding step down of the roof line. The extension will be in matching materials with a hipped roof to match the existing. The proposal will create a playroom at ground floor level, and an additional bedroom at first floor level. Two parking spaces will be made available at the front of the property.



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 representations 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. 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 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 from both the front and rear elevations and corresponding step down of the roof line to 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 neighbouring property is stepped away from the shared boundary with both the neighbours and the host properties driveways located centrally between both dwellings. It is noted that the neighbouring dwelling has side facing windows facing the development site.

The proposal is for a two storey side extension with no side windows proposed. This will protect the privacy of the neighbouring dwelling.

It is acknowledged that any side extension to the host property will impact the neighbouring side facing windows. SPD: House Extensions states that secondary side windows are not afforded the same protection as principle facing habitable room windows. Given the distance apart and the position of the driveway the proposed side extension is not expected to detrimentally impact the residential amenity currently enjoyed by the neighbours. 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 is expected to result in the loss of part of the existing driveway. The block plan shows the provision for 2 off street parking spaces located at the front of the property, therefore there will be no impact expected 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.

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.