

Application Reference: 2025/0842

Site Address: 71 Westwood New Road, Tankersley, Barnsley, S75 3DA

Introduction:

This application seeks full planning permission for the demolition of existing side extension and rear conservatory and replace with two storey side extension and single storey rear extension to dwelling.

Relevant Site Characteristics

The application site is a two storey hipped roof end terrace house with brick walls and a concrete tiled roof. The house is sited in an elevated position in relation to Westwood New Road. The nearest house to the West is sited at the junction of Westwood New Road and Walker Road and is sited at an angle in relation to the two roads. While it is sited well forward of the front main wall of number 71, its rear aspect is over its own rear garden and across the rear garden of number 71.

The street scene is characterised by terrace and semi-detached houses in the immediate vicinity with similar materials to the application house, and the use of render, and by the stone school and house on the opposite side of Westwood New Road.

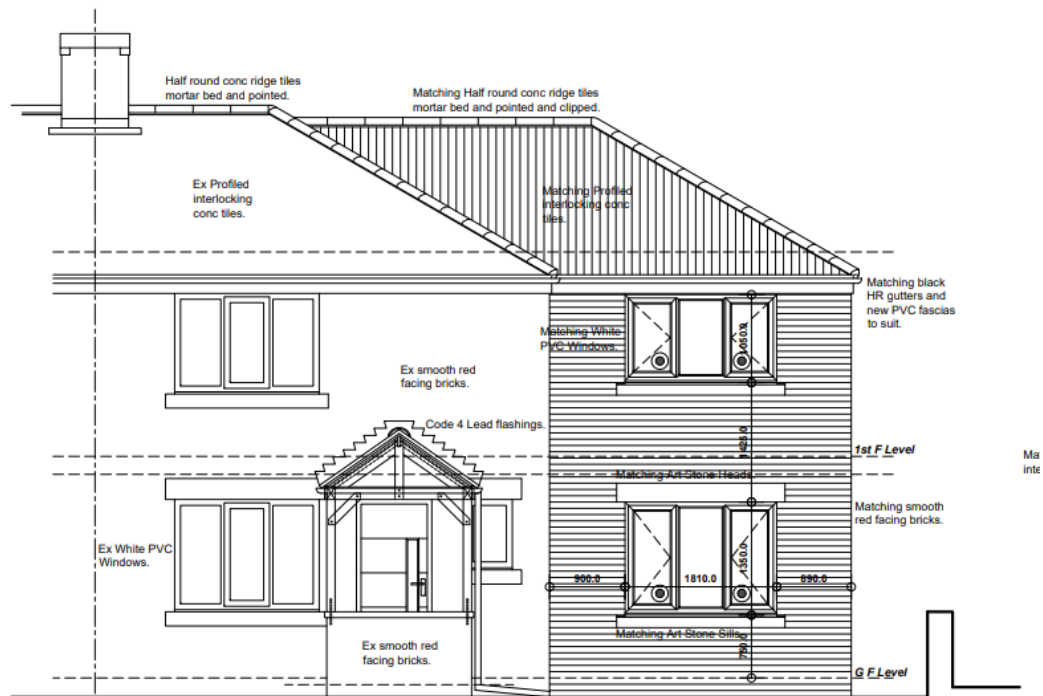
Detailed description of Proposed Works

The application proposes to demolish the existing side extension and rear conservatory and replace them with a two storey side extension and a single storey rear extension. The extensions are proposed to have matching facing and roofing materials. An additional hard standing is proposed to have permeable surfacing, and a replacement porch is proposed to the main front door, with materials to match those on the main house.

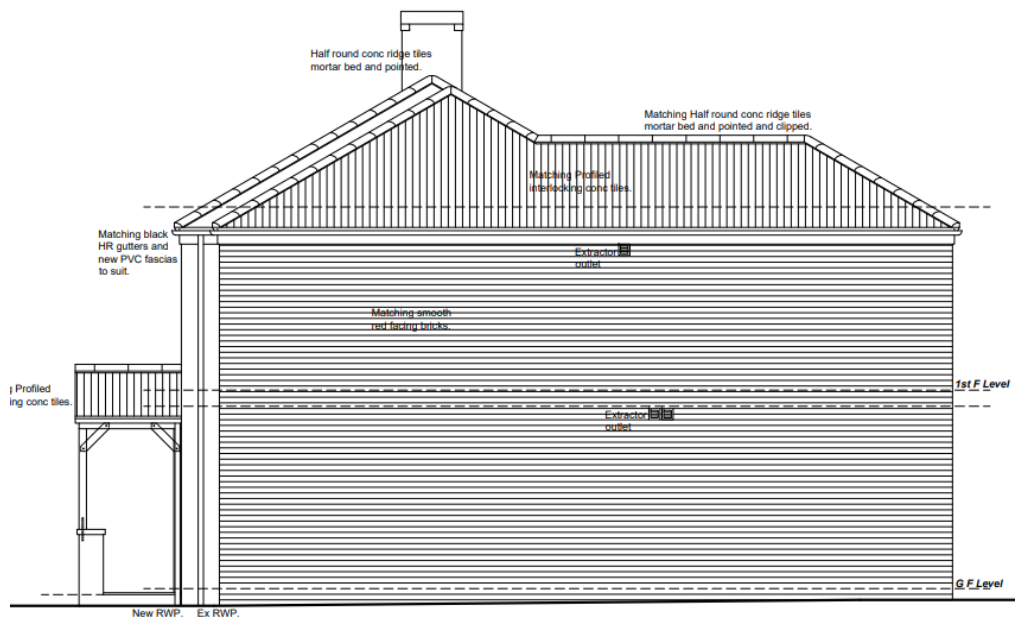
The proposed two storey side extension will have a hipped roof and is designed such that the front wall is set back a little over 0.5 metre from the main front wall of the existing dwelling which allows for vertical break in the roof plan and a lowering of the ridge line, in order that the extension is viewed as subservient to the existing house. The two storey side extension as designed has a 3.6 metre wide front wall and a 9.8 metre long side wall, extending 3.6m beyond the rear elevation, the whole of the side wall being blank. This side elevation includes a further step down at ridge level. It is also set in by a little under 0.9 metre from the boundary with the adjacent dwelling.

The rear extension is a flat roofed extension with a lantern roof window. It has a 3.6 metre projection and a 2.87 metre height to the top of the flat roof, with the roof lantern projecting an additional 0.6 metre above the top of the flat roof but inset from the flat roof edges. The extension is inset 0.26m from the boundary with the adjoining house.

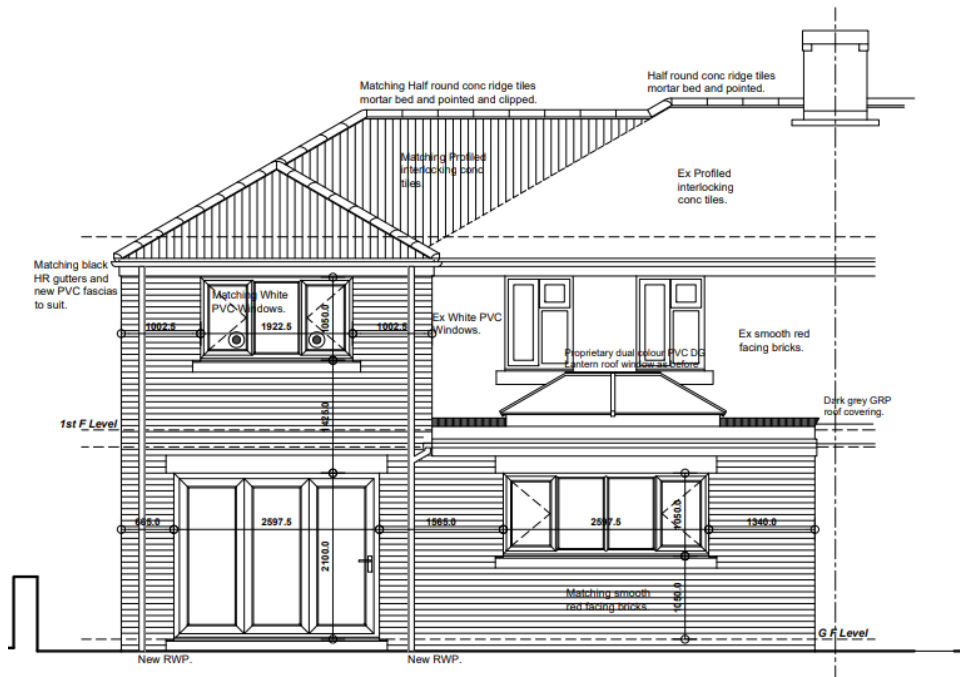
Proposed elevations.



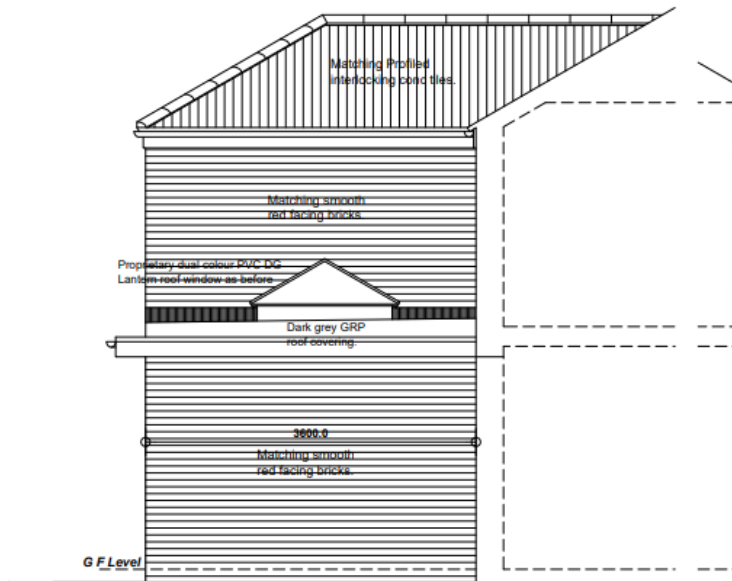
FRONT (NNW) ELEVATION



SIDE (WSW) ELEVATION

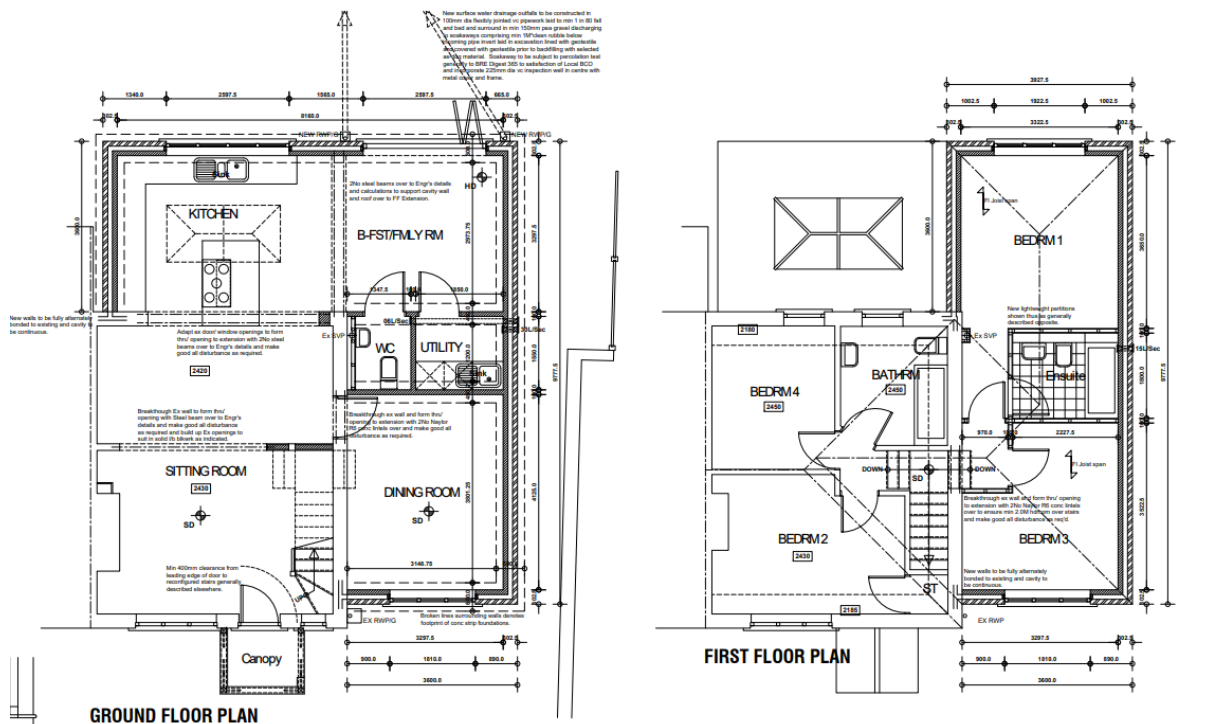


REAR (SSE) ELEVATION



INNER SIDE (ENE) ELEVATIONS

Proposed floorplans.



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 and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

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.

Local Plan

The site is allocated as Urban Fabric with the adopted Local Plan. 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.

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 SPDs in this case are:

- House extensions and other domestic alterations

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.

Tankersley Parish Council – No response has 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 unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle

The site falls within a residential area that is designated as Urban Fabric in the Barnsley Local Plan. Extensions and alterations to a domestic property are acceptable in principle provided that they remain subservient to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity of adjacent properties.

Scale, Design and Impact on the Character

The adopted House Extensions and other Domestic Alterations SPD establishes general principles for house extensions, including that they should be of a scale and design that harmonises with the existing building and be subordinate to it. The SPD states that linking or closing the gap between semis to give the effect of a terrace must be avoided and two storey side extensions should have a pitched roof following the form of the existing roof; and that a set back of at least 500mm from the front main wall of the dwelling, which will allow for a vertical break in the roof plane and a lowering of the ridge height, is desirable. The proposal secures these design measures.

The SPD also states that where practicable the side extension should be set in by one metre from the side boundary with an adjacent property, to avoid the terracing effect, and because it gives the benefit of external access to the rear of the property. The extension at its closest is within 0.9 metre of the boundary. Because the adjacent property is set at an angle to the application site and separated from the application proposal by its long back garden, there is no terracing effect issue.

The SPD states that the sideways projection of a two storey side extension should not exceed more than two thirds the width of the original dwelling. The sideways projection at 3.6 metres is two thirds the 5.4 metre width of the original dwelling.

The side extension projects by 9.8 metres and has a blank side wall with no windows or detailing to break up the mass. While this wall will have a degree of prominence it is not harmful to the street scene.

The extension is considered to be acceptable in visual terms, subject to a condition that matching facing and roofing materials will be used, and to be in compliance with Local Plan policy D1, and as such carries moderate weight in favour of the application.

Impact on Neighbouring Amenity

The SPD states that single storey rear extensions on terraced houses should not exceed 3.5 metres in projection; and the eaves height should not exceed 2.5 metres where the extension would project beyond 3 metres.

The application site and its adjoining semi both have rear extensions at the moment. The proposed rear extension would project by 3.6 metres and have an eaves height of 2.87 metres. While this would exceed the standards set out in the SPD, the proposed rear

extension is not considered likely to cause problems of overshadowing or loss of outlook to any unreasonable degree. The neighbours rear conservatory has windows in all three elevations, which means that the proposed extension will cause overshadowing or loss of outlook to the side elevation of the conservatory, but this impact could also be caused by permitted development fallback positions including replacement rear extension or 2 metre high boundary fencing. In addition, as the proposed extension is sited to the west of the neighbours conservatory, any loss of direct sunlight would only be to a limited extent.

The proposed side extension extends beyond the rear of the existing main rear wall of the house by 3.6 metres. The SPD indicates that the impact of this in terms of overshadowing, loss of privacy and outlook should be considered. As the extension does not have any side windows, and the distance to nearest neighbours to the south exceeds 25 metres, there will be no loss of privacy or outlook to neighbours.

The two storey extension is sited 4.7 metres from the side boundary with the adjoining dwelling and this separation means that there will be no unreasonable overshadowing of the adjoining dwelling. The blank side wall of the proposed side extension is sited 14 metres from the rear aspect of the neighbours to the west and again this relationship is considered to be acceptable.

The proposal will not result in any material harm to the amenity of neighbouring properties and is in compliance with Local Plan policy GD1. This carries moderate weight in favour of the application.

Highways

The application site has an existing drive and it proposes additional permeable hard surfacing for car parking and it is concluded that the proposal will not impact on parking or highway safety conditions and this carries no weight.

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.