

Application Reference: 2025/0838

Site Address: 1 Wharncliffe Close, Hoyland, Barnsley, S74 0HP

Introduction:

This application seeks full planning permission for the erection of a single storey front extension to the dwelling

Relevant Site Characteristics

The application site is a single storey bungalow with predominantly stone walls (and some limited brick detailing at the porch) and a grey tiled roof. The bungalow is sited at the junction of Wharncliffe Close and Clough Fields Road. It fronts onto Wharncliffe Close and has what appears to be an original front extension with garage doors facing Wharncliffe Close. This existing front extension projects 6.9 metres from the main front wall of the bungalow. It is set back from Clough Fields Road behind a wide grass and treed verge (which is part of Wharncliffe Close Green Space). Levels fall from north (Clough Fields Road) to south. There is a public footpath running alongside the side and rear boundaries of the application site. A two metre high fence appears to have been recently added to the north and east boundaries of the property – as this is not adjacent to a vehicular highway, it appears to be permitted development.

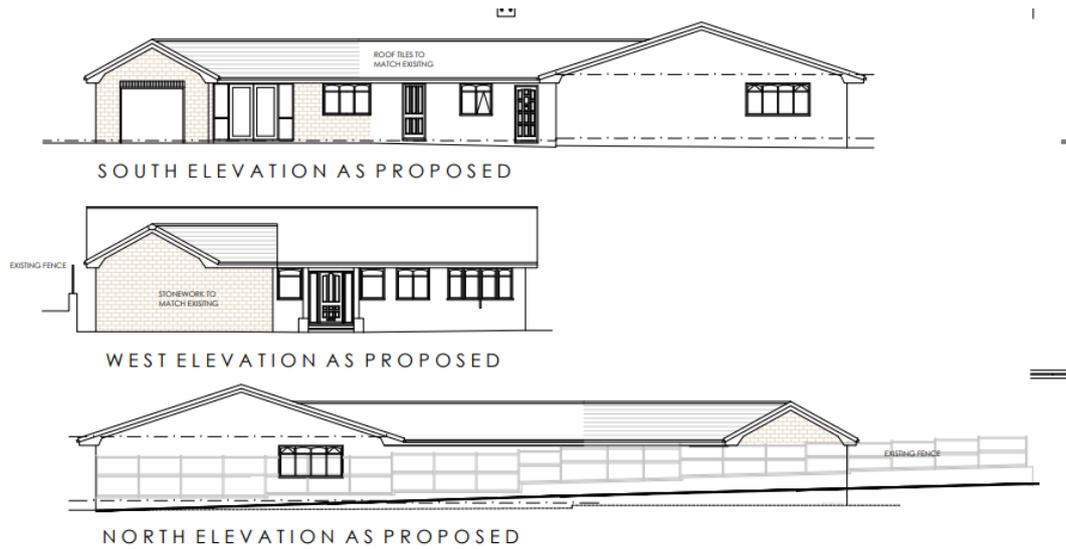
The street scene is characterised by bungalows in the immediate vicinity with similar materials to the application bungalow.

Detailed description of Proposed Works

The application proposes to further extend the existing front garage extension, to be used as a garaging for cars and motor and as a gym. The extension is single storey and proposed to use materials to match those on the existing bungalow. The front facing wall would be blank and the garage and domestic doors would be on the side elevation.

The garage extension will extend the house by 10.25 metres and but retains the lower roof height of the existing garage projection such that the extension continues to appear a subservient element to the main bungalow.

Proposed elevations



Existing and 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.

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 states that front extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene or cause overshadowing to neighbouring dwellings. Large front extensions are likely to appear particularly intrusive and will not normally be acceptable. Extensions at the front of individually-designed, detached houses, which are set back from the highway or set on staggered building lines, may, in certain circumstances, be acceptable. However, the extension must complement the original house and not adversely affect any adjacent property or the street scene.

However, while large front extensions are not normally allowed, on this occasion the characteristics of the site indicate that permission should be granted. The proposed extension is to be added to an existing front projection of 6.9 metres, which is already a significant design feature of the dwelling. The visibility of the proposed extension is limited to a significant extent by the recently erected 2 metre high fence on the north boundary. The impact of views of the extension from Cloughfields Road is limited, due to the wide verge and the fall in levels from the road to the site. In addition, the impact of the extension on

views from Wharncliffe Close is limited to an extent by the fact that the extension is set back 6 metres from the front boundary with Wharncliffe Close.

The Supplementary Planning Document for House extensions and other domestic alterations 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.

The scale and design of the extension reflect the character of the existing dwelling, with the extension respecting the lower roof height of the existing front projection and appearing subservient to the main bungalow and are considered to be acceptable. The application indicates that the extension would be built of facing and roofing materials to match those on the existing house and a condition would secure this.

The extension is considered to be acceptable in visual terms 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 nearest neighbour is on the opposite side of the garden to the proposed front extension, and 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 a substantial drive and it proposes garage accommodation for car and motorcycles and it is concluded that the proposal will no 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.