

Application Reference: 2025/0901

Site Address: 26 Woodhouse Road, Hoyland, Barnsley, S74 9AW

Introduction:

This application seeks full planning permission for the erection of single storey extension to rear of existing attached side garage.

Relevant Site Characteristics

The detached, pitched roof, buff brick property is located on Woodhouse Road, Hoyland in a predominately residential area. The two-storey dwelling is located close to the head of cul-de-sac and is surrounded by similar styled two storey properties.

The dwelling is located within a modest plot, with a small front garden and a single storey attached garage to the western side elevation. The land falls away to the rear resulting in a terraced rear garden.

Site History

Application Reference	Description	Status (Approved/Refused)
B/91/1436/HN	Outline for residential development	Historic
B/95/0616/HN	Formation of roads and sewers to residential development (Reserved Matters)	Historic
B/96/0814/HN	Erection of 21 detached houses with garages	Historic
B/03/0397/HN	Erection of side ground and 1st floor extensions	Historic

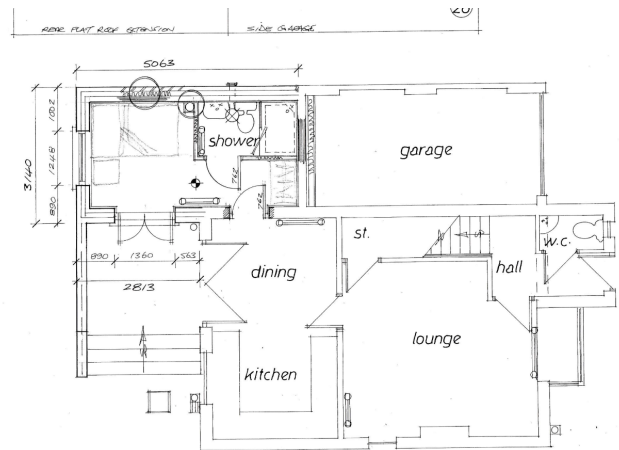
Detailed description of Proposed Works

The applicant seeks permission for erection of single storey extension to rear of existing attached side garage and is to be constructed in materials to match the original dwelling. The scheme also includes a raised patio area of approximately 0.6m in height to provide level access from the proposed extension and the original dwelling. The extension is to project 5m from the rear elevation of the garage, extending 2.8m beyond the rear elevation of the original dwelling.

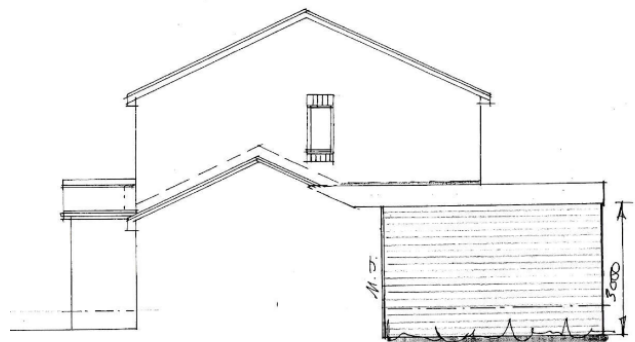


Rear

MATCHING BUFF BRICKS
WITH MATCHING RED
HEADS & CILLS



Side



Side

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 letters of representation 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 Urban Fabric where 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.

Impact on Neighbouring Amenity

The Supplementary Planning Document for House Extensions and Other Domestic Alterations states that proposals for house extensions, roof alterations, outbuildings and other domestic alterations should be of a scale and design which harmonises with the existing building and be subordinate; not adversely affect the amenity of neighbouring properties; maintain the character of the street scene and not interfere with highway safety.

The proposed extension is to be located on the rear elevation of the dwelling, to the rear of the original attached garage. The extension would be located on the southern elevation, adjacent to the neighbouring property. Whilst the extension is to be located adjacent to the boundary with 28 Woodhouse Road, it is to be located to the east of the property and adjacent to a similar sized extension to that proposed; there are no windows located on the side elevation of the neighbouring extension. The proposed extension would not project beyond the rear elevation of the neighbouring dwelling, therefore not increasing levels of overshadowing or reducing outlook of this property.

The proposed extension would be located a sufficient distance from the boundary with the neighbouring property to the east, 24 Woodhouse Road, to not increase levels of overshadowing or reduce levels of outlook.

The patio doors located on the western side elevation of the extension would face towards 24 Woodhouse Road; however, they are located a sufficient distance from the boundary not to increase levels of overlooking and the existing boundary treatment would provide adequate screening of the property beyond.

The inclusion of the raised patio area would lead to some increase in overlooking of this property, however, the raised patio area is approximately 2.5m by 2.5m, is to provide a level access from the proposed extension and the original dwelling, leading to steps to the garden beyond and is located approximately 4.3m from the boundary, again with the existing boundary treatment providing adequate levels of screening.

The windows located on the rear elevation of the extension would project closer to the rear boundary however they would face the blank gable wall of the property beyond and would be located approximately 10m from the boundary with this property.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level which carries considerable weight in favour of the application and as such is in compliance with Local Plan Policy GD1 General Development and Supplementary Planning Document House Extensions and Other Domestic Alterations.

Scale, Design and Impact on the Character

Whilst the proposed extension would be designed with a flat roof, it would replicate the extension on the neighbouring dwelling, it would be located on the rear elevation of the dwelling, would be constructed from materials which match the original dwelling. Due to the elevated position, there are some views of the rear elevation of the dwelling from Fox Croft to the south, however due to the orientation of the dwellings the views from public vantage points would be limited. This carries significant weight in favour of the application, and it is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1.

Highways

Supplementary Planning Document – Parking sets out the parking standards for dwellings; a dwelling comprising of 2 bedrooms requires the provision on 1no off street parking space, whereas a dwelling comprising of 3 or more bedrooms requires 2no off street parking spaces.

It is not clear whether the dwelling is a 2 or 3+ bedroom property, whilst the plans indicate that the proposed extension is to facilitate an additional bedroom, which could result in the requirement of additional parking provision, the dwelling benefits from 2no parking spaces and the proposed development does not result in the loss of existing off-street parking. This carries significant weight in favour of the application and as such is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport 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

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.

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.