

Application Reference: 2025/0696

Site Address: 1 Chapel Close, Hoylandswaine, S36 7LD

Introduction:

This application seeks full planning permission for a single storey rear extension with raised terrace, and erection of front porch to dwelling.

Relevant Site Characteristics

The site is situated on the corner of Chappell Close and Chappell Road in Hoylandswaine. The site is located within a highly populated residential area and comprises of a bungalow which has been rendered white. The bungalow has been designed in a T shape and is located centrally within the site with a detached garage located within the side/rear garden area with a driveway located in front. The bungalow occupies a corner plot with access from Chappell Close. The site is bound by a low rise wall with hedges and vegetation providing a privacy screen from the road. The property is set at a higher level to Chappell Road and is set back within the site. The property is flanked on all sides by brick built bungalows of similar style.

Due to the topography of the site the floor level at the rear of the property is higher than the garden. The property has an existing conservatory located at the rear surrounded by a raised terrace. The property also has a conservatory on the front of the property which forms a front porch area. Both the conservatory and porch are to be demolished as part of this proposal.

Location Plan
Site Address: 1, Chappell Close, Hoylandswaine, Barnsley, S36 7LD



Date Produced: 05-Aug-2025

Scale: 1:1250 @A4



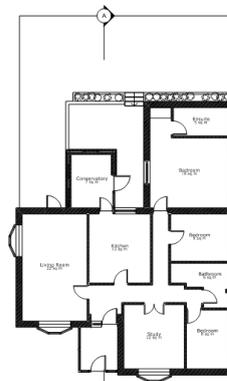
1 Existing Rear Elevation
Scale: 1:100



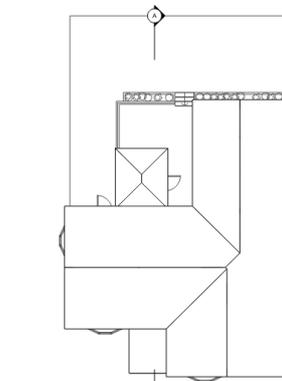
2 Existing Front Elevation
Scale: 1:100



3 Existing Side Elevation
Scale: 1:100

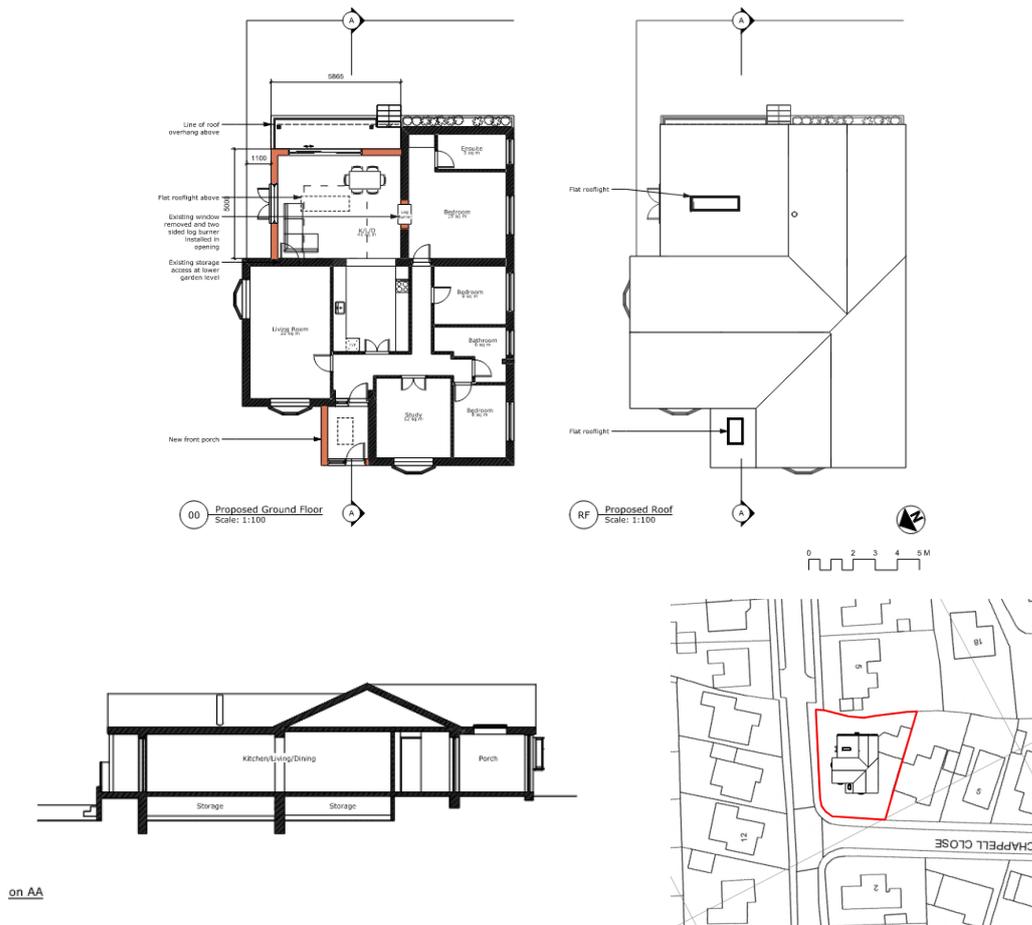


4 Existing Ground Floor
Scale: 1:100



RF Existing Roof
Scale: 1:100

0 2 3 4 5M



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

The property is located on Chappell Close amongst dwellings of a similar design. There is evidence of flat roof structures and extensions within both Chappell Close and Chappell Road. The rear extension will replace the existing conservatory. The existing conservatory is located at a higher level and is proposed to be replaced by the single storey rear extension within the same location. The roof will overhang the existing raised terrace by a further 1.5m. The materials are proposed to match the host property in style and colour.

SPD: House Extensions indicates that the roof style and pitch should match the existing, particularly when the extension will be prominent within the street scene. The proposed extension is set at a higher level than the road, however, is screened largely by the existing hedges and vegetation. Furthermore, the proposed extension is set back from the road with a garden area forming a visual barrier between the road and the proposal. The proposal will be in matching materials and will replace the existing conservatory which when viewed in situ will harmonise with the host property. When taking into account the above in this instance the proposed rear extension is acceptable.

The existing porch will be replaced by a new porch in matching materials of a similar design. Flat roof structures are not usually encouraged but again the front elevation of the property is largely screened by the existing hedge and will be set back from the principal elevation which results in a less prominent and more acceptable feature.

The materials and design of the proposals 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.

Significant weight has been given to the design and impact on the character of the area.

Impact on Neighbouring Amenity

The proposed rear extension will replace an existing conservatory within a similar position. The proposed porch will also replace the existing within the same location. The existing raised terrace will remain though reduced in size due to the increased floor area of the extension.

Due to the size and orientation of the proposals and existing boundary treatment the proposal is not expected to cause any disproportionate injurious impact in terms of residential amenity.

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 will not impact the existing parking provision.

The proposal is therefore acceptable from a highways development control perspective in compliance with Local Plan Policy T4 New development and Transport Safety.

Limited 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 was necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application.

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.