

Application Reference: 2025/0247**Site Address: 43 Cemetery Road Hemmingfield Barnsley S73 0PU**

Introduction: This application seeks full planning permission for a 'single storey side and rear extension to dwelling'.

Relevant Site Characteristics:

Receiving planning consent in 2004, the application dwelling and its semi-detached counterpart are an infill development between an older block of terraced housing and a modern detached house located on one of the main roads running through the village of Hemmingfield. Constructed of red brick with a yellow stone façade, a grey tiled side gable roof and front porch; each dwelling is also accompanied by a small enclosed front garden, side driveway and modest sized rear garden. Since construction of the dwellings, a new housing estate has been constructed behind, and at a lower level than the dwelling's rear gardens. The street scene along both sides of Cemetery Road in general and within the immediate street scene is varied, featuring red brick terraced, detached, and semi-detached houses along with stone façade terraced houses.

Site History

Application Reference	Description	Status (Approved/Refused)
B/04/1169/WW	Erection of 2 No. semi-detached dwellings.	Approved
B/00/0949/WW	Erection of detached house with integrated double garage	Withdrawn

Detailed description of Proposed Works

The amended proposal is for a ground floor wrap around style side and rear extension featuring a flat roof with parapet atop. Much of the side extension is utilised by an integrated garage whilst the rear aspect features additional living accommodation. The approximate measurements of the extension are a 2.88m for the side projection complete with a total length of 8.07m, including a 3m projection from the rear elevation. In addition to the 3m rear projection and 2.88m side projection, the rear extension extends a further 2.42m along the rear elevation. The rear extension aspect leaves an approximate 2.8m gap between its side elevation and the boundary with the attached neighbouring dwelling. The approximate total roof height including the parapet is 3.08m but excluding the parapet is 3m. The proposal is to be constructed with stone/facing stone to match the original dwelling.

Relevant PoliciesThe 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 responses were received.

Highways

Highways provide the most significant initial objection to the proposal on the grounds of insufficient parking provision, following amended plans this objection has been removed.

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 amended plans are for a ground floor, wrap around style garage and rear extension attached to the side and rear elevation of the dwelling. Although the footprint is approximately two thirds of the ground floor footprint of the dwelling, much of this space is accounted for by the side garage which remains slightly short of the internal spacing standards required by local policy, but which has been deemed acceptable by highways.

Other local policy dimensional requirements have been met with the side projection being less than two thirds of the width of the original house, and the rear projection being 1m under the recommended maximum rear projection of 4m. Whilst wrap around style extensions usually

require planning consent, and in this instance the side extension may have not been allowed due to a previous planning condition, the 3m rear projection of the extension would have met the requirements of permitted development. The proposed roof height of approximately 3.08m is shorter than the height of the existing porch which stands at approximately 3.42m and is acceptable. Moreover, due to the roof's parapet which is excluded from measurements for permitted development, the proposal would have likely met the height requirements for permitted development. With acceptable sized measurements and an overall modest scale, the proposal would have a limited impact on the design and character of the dwelling.

A pitched roof would have been preferential but may have had a consequential negative effect on residential amenity of neighbouring dwellings. The flat roof with parapet is a good compromise between a standard flat roof and a pitched roof. The proposed material for the extension is stone, which would match the stone façade and provides aesthetic contrast to the red brick side elevation of the dwelling and the red brick boundary wall. A similar contrast would also be present on the rear elevation. Overall, the design would sit well with the existing dwelling, and within the street scene and would have a limited impact on the design of the dwelling or broader street scene.

As such, visual amenity would be maintained and the development accords with Local Plan policy D1 and SPD 'House Extensions'.

Impact on Neighbouring Amenity

When the dwelling was constructed, the unattached neighbouring dwelling was already present at the time of construction and is separated by a matching wall around the curtilage, with enough space for access around their blank, red brick elevation.

The specific planning condition which may have prevented the construction of an extension or outbuilding was for the protection of parking provision rather than potential impact on residential amenity. Although the proposal is to be constructed close to the boundary with the unattached dwelling, there should be no impact on access for the neighbouring dwelling and with the limited height, and with no side windows in either dwelling, there would be minimal impact of overbearing or privacy.

For the attached neighbour, with the rear extension being set approximately 2.8m from the boundary, being ground floor and with no intersection of a 45-degree angle from any window, the proposal would again have minimal impact. In consideration of the adjacent neighbours, there would be little or no impact to their amenity.

A new housing estate has been constructed, behind and at a lower level to the application dwelling. The proposed rear extension would not be expected to significantly overlook the rear gardens of the new estate, especially being at ground floor level and with a rear boundary fence. Mitigation for any potential overlooking would arise from the fact that a larger rear extension of up to 4m in length and with a pitched roof of up to 4m in height may have been constructed

through permitted development rights, with development in the rear garden not restricted by any planning condition.

In comparison to any impact the proposed extension may pose, a rear extension constructed close to the maximum size limitations of permitted development would have undoubtedly had a more detrimental impact on these neighbouring dwellings to the rear, and the attached neighbouring dwelling. Therefore, this relatively modest sized rear aspect of the proposed extension would be deemed to have a limited impact on the amenity of neighbouring dwellings to the rear.

As such, residential amenity levels for the occupants of the application property, and the neighbouring residents, would be maintained, in accordance with Local Plan policy GD1 and SPD 'House Extensions'.

Highways

Following an initial objection due to insufficient parking provision, and potential breach of a previous planning condition, there was an initial objection from Highways. Following amended plans, the proposal, subject to extra highways conditions, was considered to provide adequate parking provision and not have a negative impact on 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

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issue that arose whilst dealing with the planning application:

- An existing planning condition restricted the use of the existing driveway for anything other than parking provision.
- Amended plans which included acceptable parking provision were submitted and approved by the council's highway department (subject to conditions) and were equally deemed acceptable by the planning department subject to the requested highways conditions and standard planning application 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.