

Application Reference: 1026/0099

Site Address: 30 Coniston Drive, Bolton Upon Dearne, Barnsley, S63 8NE

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

Relevant Site Characteristics:

The dwelling is a buff brick, large chalet style semi-detached house with front and rear wooden box dormer windows, with a painted wood or wood effect cladding. Excluding a rear extension which is present on the application dwelling, its attached neighbour mirrors its style. The street scene consists of mainly two storey semi-detached dwellings, however there are also other chalet style properties seen on the estate. Some of the neighbouring properties have been extended/altered with two storey side extensions or rear extensions.



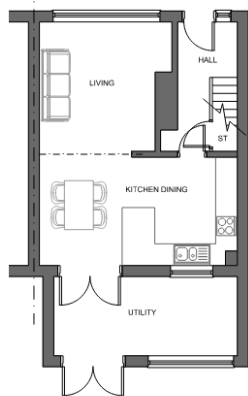
Site History

There is no recorded site history for the address.

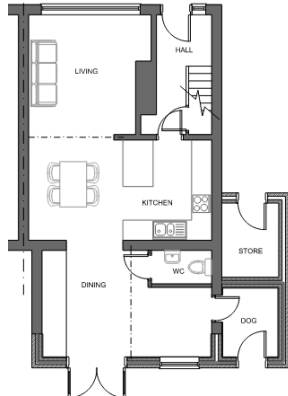
Detailed description of Proposed Works

The proposal is for a two storey side extension which would wrap around on to the existing ground floor rear extension, creating a partial two storey rear extension. The ground floor and first floor aspects of the extension would extend beyond the footprint of the existing ground floor extension but the first floor aspect would only partially cover the extended ground floor extension. The single storey element of the rear extension would feature a flat roof. Matching materials are proposed to be used. Internally a fourth bedroom and larger bathroom would be created on the first floor with a dining room, WC and auxiliary rooms created on the ground floor.

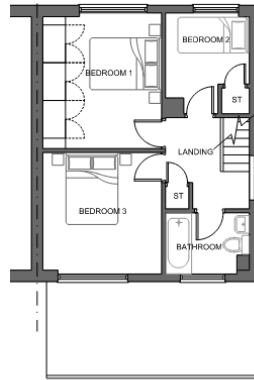
Existing and Proposed Floor Plan



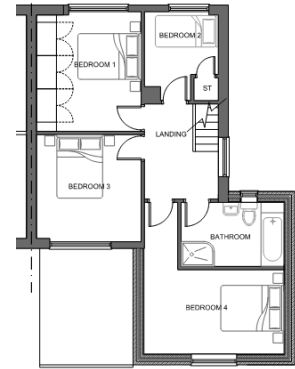
EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



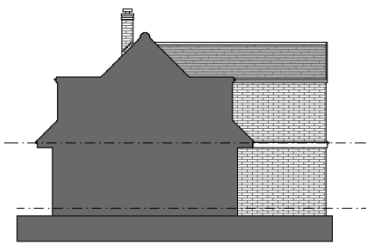
PROPOSED FRONT ELEVATION



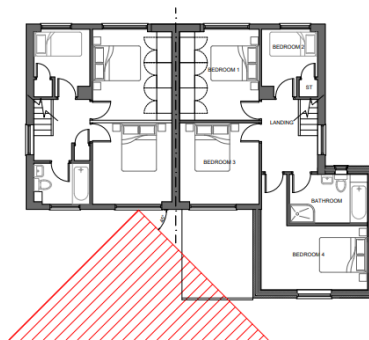
PROPOSED LEFT SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED RIGHT SIDE ELEVATION



Revisions

No.	Date	By	Comment
1			

Drawing Title
Proposed right side elevation and neighbour view consideration

Property
30 Coniston Drive,
Botton-Upon-Cheame,
Barnsley, S63 8NE
Client
Laura Carroll

Task Reference	Drawing No	Revision
150	159-003	A

Status
Information Only

Drawn by
MJP

Scale
1:100

Original Size
A3



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 comments were 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 dwelling and its attached neighbour are of a chalet style house design with a large sloping roof and flat roof dormers, whilst the immediate street scene consists of mainly two storey semi-detached dwellings, however there are also other chalet style properties seen on the estate. Some of the neighbouring properties have been extended/altered with two storey side extensions or rear extensions.

The most significant impact to the character and design of the dwelling and the street scene would arise from the two-storey side extension, which is set on a chalet/dormer style property. However, the impact of the proposal is somewhat mitigated by the scale and position of the extension with the extension being set back from the front elevation by approximately 5.6m, featuring a complementary roof style, which is also stepped down in height from the original roof, being set 1m away from the side boundary, and with the use of matching materials, the proposal meets multiple criterion from the SPD House Extensions and other Domestic Extensions.

The proposal also includes a flat roof rear extension which will not be seen from the street scene. Overall, the proposal would be compliant with local policy GD1 and D1, which carry moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

The extension includes a single storey rear element and a two storey side element which extends to the rear of the dwelling. In terms of the rear extensions, the SPD House Extensions states that for single storey extensions, 'On semi-detached dwellings an extension should not project more than 4 metres and again, the eaves height should not exceed 2.5 metres where the extension would project beyond 3 metres.' For two storey extensions the SPD states, 'Two-storey rear extensions to semi-detached houses should, therefore, generally be designed with a rear projection of less than 3.5 metres.'

The proposed rear extensions project 3.5m which complies with the above guidance and the single storey element includes a flat roof which minimises any impact to the attached neighbour. The first-floor rear aspect of this proposal only covers half the area of the ground floor extension, thus not intersecting a 45-degree angle from the attached neighbours bedroom window and minimising any potential impact from overshadowing and on light levels. There are also no side windows proposed within the whole extension, and there are allotments rather than neighbouring dwellings to the rear.

For the unattached neighbour, there is also likely to be some minimal impact, but given their house is set back considerably from the application dwelling, and the significant set back from the front elevation of the proposed extension, there would be minimal impact of overbearing from the extension, minimal impact on light levels due to the extensions being set to the north of the neighbour, and as noted above, no window on the side elevation, and no windows on the rear elevation which would directly overlook the neighbouring dwelling or their garden.

With impact on neighbouring amenity being considered as limited, the proposal would be considered in accordance with Local Policy GD1 which carries moderate weight in favour of the proposal.

Highways

Although a section of the rear driveway would be utilised for the construction of the extension, enough of the original parking provision remains to meet the two 2.5m x 5m spaces required for a dwelling with four bedrooms, as there is no requirement above two parking spaces for dwellings with three or more bedrooms. With no other proposed changes to access or parking provision, there would be no impact upon 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 issues that arose whilst dealing with the planning application:

- Plan 159-003 was amended to 159-003 Rev A due to a minor omission of an existing roofline. The actual proposal was clearly shown and has not been amended.

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

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.

Conditions and Informative

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with amended plans

- Location Plan PP-14685298v1
- Existing Site Plan, Floor Plans and Elevations 159-001
- Proposed Site Plan, Floor Plans and Elevations 159-002
- Proposed Right Side Elevation and Neighbour View Consideration 159-003 Rev A
- Existing Right Side Elevation 159-004

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. The external materials shall match those used in the existing building.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner. If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.