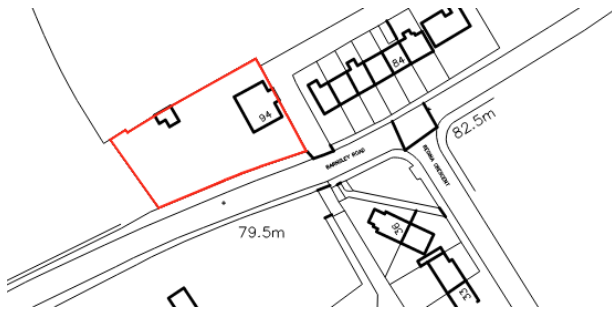


Application Reference: 2025/0240

Site Address: 94 Barnsley Road, Brierley, Barnsley, S72 9JY

Introduction: This application seeks full planning permission for a single storey front extension

Relevant Site Characteristics: Located at the western edge of the village of Brierley, this relatively contemporary red brick, extended bungalow is set with a good size curtilage on the plot of a former dwelling. The dwelling and its cartilage are fully enclosed, but the dwelling remain quite visible, especially from the east.



Site History

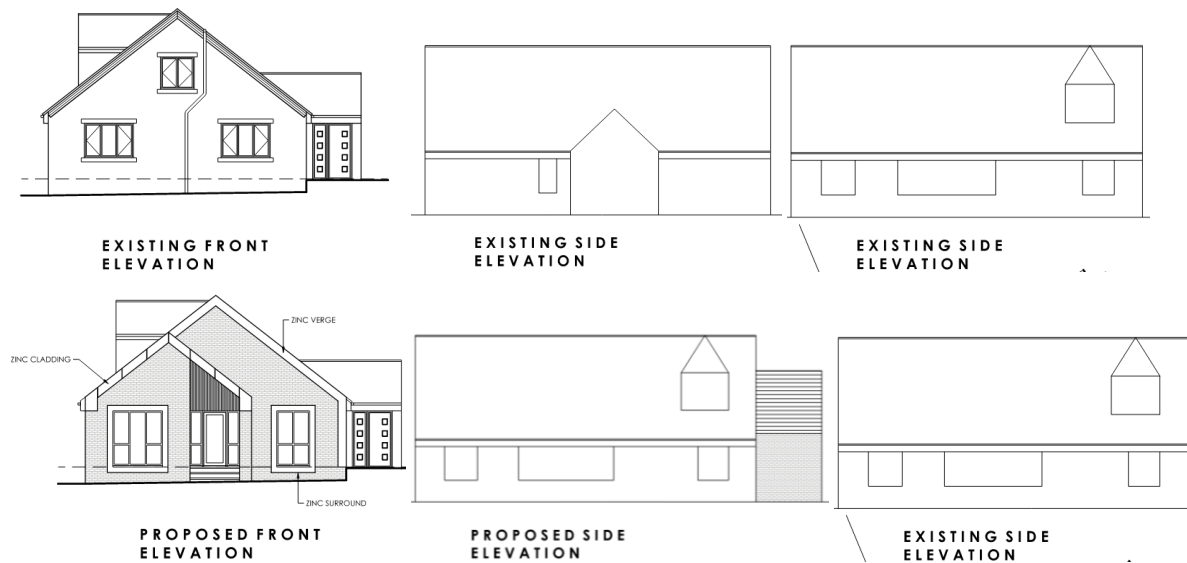
Application	Description	Status
2021/0219	Single storey rear extension	Approved
2016/0513	Erection of Detached Garage	Approved
2013/0830	Demolition of existing dwelling and erection of a detached dormer bungalow	Approved

Detailed description of Proposed Works

The amended proposal is for a modest sized extension with a gable roof, located on the front elevation of the dwelling.

Existing and Proposed Floor Plans & Elevations





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 scale of the proposal, a modest sized front extension of approximately 14 sqm, with a front projection of 2.5m and a width of 6.06m, has never been a significant issue in relation to determination of the application. The dimensions of the proposal, which also features a lower roof height than the original dwelling, compares relatively positively in comparison to the approximately 9.51m width of the front elevation and 130sqm footprint of the existing bungalow.

The amended proposal reflects the character of the original dwelling and would have a limited impact in terms of visual amenity. It would also integrate well with the wider street scene which in close proximity to the dwelling are predominantly red brick terraced and semi-detached dwellings.

Some features of the original proposal have been retained but these, such as the wooden cladding, which is now a darker tone are much less substantial and consequently less prominent. These design features, along with the windows described below add unique design aspects whilst not significantly affecting the original red brick design of the bungalow.

The proposed window openings within the extension are taller than those they replace within the existing dwelling and are set within zinc surrounds. Whilst they differ greatly from the original white UPVC windows, the internal glazing separation is similar to the original windows. Additional mitigation for the windows arises from the fact that it is just the southern front elevation and eastern side elevation which are overtly visible from outside of the boundary, excluding from the fields beyond the northern side elevation, and with only a small hallway window within the eastern elevation, there is a limited impact from differing window styles or coloured frames.

Beyond the design features already mentioned, the extension is constructed of red brick to match the original dwelling, and the gable roof is very complementary to the original roof design and existing side dormer window. In the context of the street scene, the dwelling sits well with its neighbouring red brick terrace neighbours, and other nearby dwellings, with the new design features not expected to have any significant harm to the broader design and character of the area.

With a limited impact from the scale of the proposal, and only a modest impact from the proposed design, the proposal would be compliant with local policy GD1 and D1, which carry moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

As the scale of the proposal is limited and given the semi-isolated position of the dwelling and its large curtilage, there is not expected to be any impact on neighbouring amenity. The only adjacent neighbouring dwelling is located approximately 15 sqm to the east of the proposed extension, separated by a small section of road. With only two small windows, presumably pantry and landing windows overlooking the application dwelling, there would be no impact from the proposal.

With little or no impact on residential amenity, the proposal would be considered in accordance with Local Policy GD1 which carries moderate weight in favour of the proposal.

Highways

The proposal would not impact the existing parking provision, which is adequate for the dwelling size, and would not impact existing, nor proposes additional access to the curtilage, which is

currently located on the eastern elevation of the curtilage, adjacent to the front elevation of the dwelling. Therefore, there would be no impact on parking provision or 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:

- The scale of the proposal has never been in question but the exterior design and especially material choices for the proposed development have gone through multiple potential iterations until a design acceptable by both the applicant and planning department has been proposed.

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 plan 'Location and Block Plans, Existing and Proposed Ground Floor Plans and Elevations Rev C' 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 or specifically indicated within the approved plans above.
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.