

Application Reference: 2025/0903

Site Address: 1A George Street, Cudworth, Barnsley, S72 8TY

Introduction: This application seeks full planning permission Removal of existing rear single storey extension and conservatory, and erection of new single storey rear and side extension. The proposed plans also show a loft conversion from a hip to gable roof with the installation of a dormer window to the rear and velux windows to front, however it is noted on the plans that these elements are not included within the planning application and are to be constructed under permitted development.

Relevant Site Characteristics:

The dwelling is a red brick semi-detached house set within a relatively large plot. The dwelling features a hipped roof, a rear extension which extends beyond the western side elevation, and a rear conservatory adjoined to the rear extension. The street scene is varied with a large open piece of green space adjacent to the western elevation of the dwelling, whilst on the eastern side, an adjacent pair of semi-detached houses sit in between a row of terrace houses, to the east of the dwelling. Opposite the dwelling is a community workshop, with adjacent allotments completing the street scene.

Site History

There is no site history for this address.

Detailed description of Proposed Works

The proposal comprise of two aspects. Firstly the application seeks planning permission for a side and rear extension in replacement of the existing rear extension and conservatory. The second aspect of the proposal is not being assessed as part of the planning application but instead being completed through permitted development rights afforded through part 1, schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015. These aspects of work are identified on the plans, and include a hip to gable dormer roof extension, an additional outbuilding located in the rear garden, and Velux style roof windows within the front roof elevation.



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 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 of Development

The site falls within Urban Fabric which has no specific land allocation. 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 proposed rear elevation partially wraps around the side elevation and extends beyond the original side elevation by approximately 2.3m and beyond the original rear wall by 5m. It is set a significant distance from the principle elevation and therefore appears subservient to the main dwelling.

The proposed rear projection of 5m would exceed the guidance outlined with the SPD House Extensions and Other Domestic Extensions which suggests a rear extension on a semi-detached house should not exceed 4m. Equally, the 2.71m eaves height also exceeds the recommendation for an eaves height no higher than 2.5m, where the rear projection exceeds 3m. However, the plot benefits from a large garden which can adequately accommodate the extension, without restricting garden amenity space.

The extension is proposed to be finished in an off-white render with a flat roof and aspects of cladding. The SPD does state that flat roofs on rear extensions are an acceptable form of roof and whilst the render/clad finish will not match the host dwelling the extension is set a sufficient distance from the front of the property with a reasonably high side boundary fence therefore will not be prominent within the street scene.

Overall, the proposal would be considered to have a limited impact on the scale, design and character of the dwelling. This impact would not be significant enough to merit refusal, and the proposal would remain in accordance with local policy G1 and D1, which carries moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

Excluding the attached neighbouring dwelling, there is a significant distance between the proposed extension, the boundary treatments and the rear neighbouring dwellings, with no neighbours to the west.

As is currently the case with the existing extension, and attached conservatory, the proposed extension would be located adjacent to the attached neighbouring dwelling of No2A. The proposed extension, would only extend a further 0.22m than the existing extension / conservatory and therefore whilst the height is slightly increased there would be have no notable impact on the adjacent neighbour.

On balance, the proposal would only have little to no further impact on the amenity of No2A. As such, the proposal would be considered to be in accordance with local policies GD1 and D1, which carries moderate weight in favour of the proposal.

Highways

The proposals would only insignificantly affect the existing parking provision, but along with unaltered access, the dwelling would retain parking provision for at least two vehicles within the curtilage. Therefore, there would be no impact on highway safety.

Permitted Development

The proposed hip to gable loft conversion and installation of the rear dormer window/velux windows meets the requirements of The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2 Part 1, Class B and C and therefore these elements do not require planning permission.

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

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.

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 hi private and family life, his home and his correspondence.