

Application Reference: 2025/0714

Location: 2 Berry Drive, Royston, Barnsley, S71 4GB.

Introduction

This application seeks planning permission for the erection of a single storey extension to the north principal elevation, a single storey extension to the west elevation, and the installation of a dormer window to the southern roof plane.

Relevant Site Characteristics

This application relates to a modest plot located on the west side of Berry Drive, to the south of an area of public open space and within an area that is principally residential characterised by dwellings of a similar scale and appearance.

The property in question is a two-storey detached dwelling constructed of brick and finished in white render with a pitched concrete tiled roof. The property is orientated so its gable elevation faces onto the street scene. The north elevation contains the main architectural features and the main entrance to the house. To the north the site is bounded by a timber fence screening it from the adjacent public open space. To the south is an existing detached double garage and driveway that is shared with 4 Berry Drive. To the west is a modest garden enclosed by timber fencing.



Site History

There are several planning applications associated with the development site; however, the most relevant application is:

2016/1078	Erection of 77 no dwellings with associated highways, drainage, parking, garages and gardens (amended plans).	Approved.
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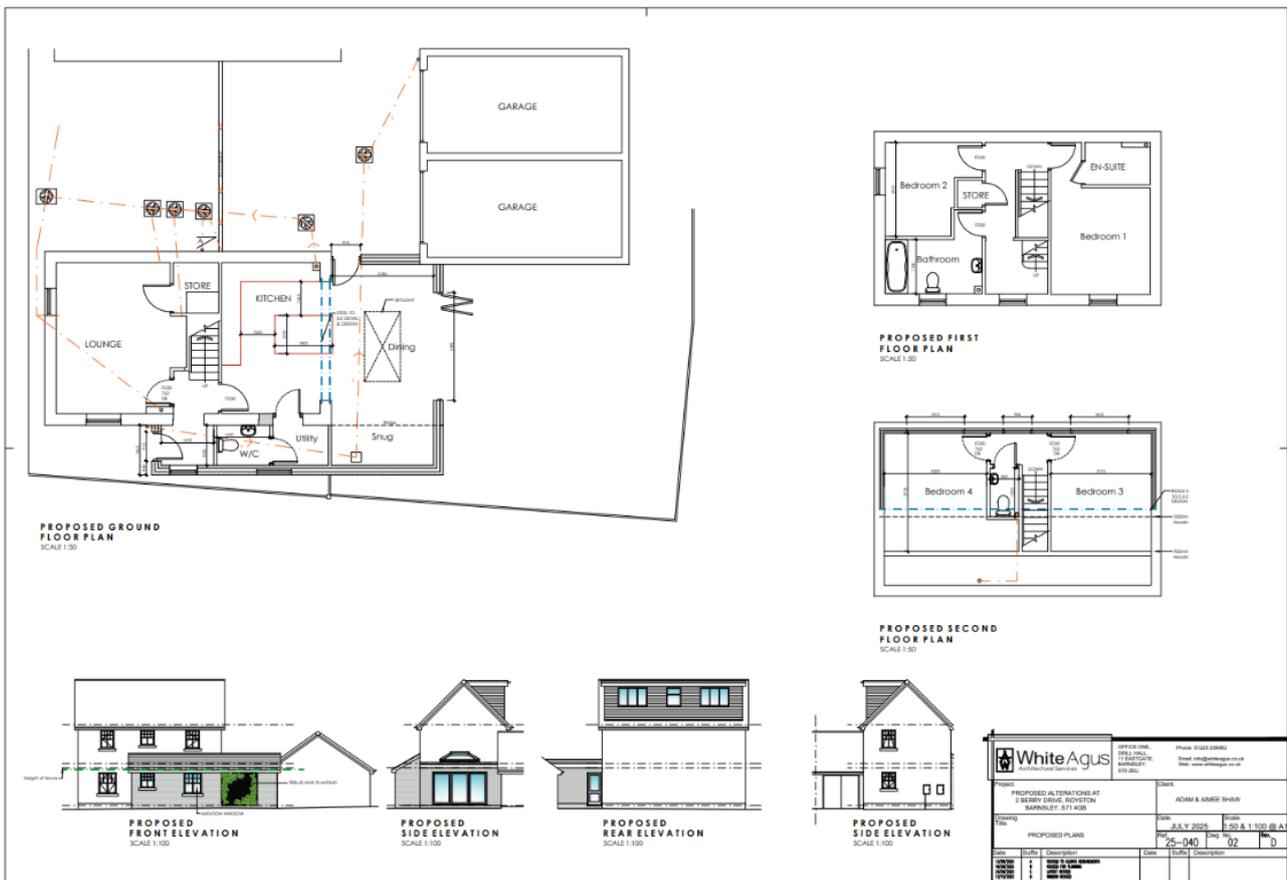
Detailed Description of Proposed Works

This application seeks planning permission for the erection of a single storey extension to the north principal elevation, a single storey extension to the west elevation, and the installation of a dormer window to the southern roof plane.

The proposed north extension would measure approximately 1.6 metres (L) x 5.6 metres (W) x 3.5 metres (H). This extension would adopt a mono-pitched roof, feature a planted trellis, and would be constructed of closely matching external materials comprising brickwork and roof tiles.

The proposed west extension would measure approximately 6.9 metres (L) x 3.5 metres (W) x 3.1 metres (H). This extension would adopt a flat roof with a central skylight and would be finished with render.

The proposed dormer would measure approximately 8.6 metres (L) x 2.2 metres (W) x 2.5 metres (H). It would adopt a flat roof and would be constructed of closely matching external materials.



Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. 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 NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF 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. The 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 (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *Section 2: Achieving sustainable development.*
- *Section 4: Decision-making.*
- *Section 12: Achieving well designed places.*

Paragraph 139 of the framework states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

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 this guidance 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 following SPDs are relevant in this case:

- *House extensions and other domestic alterations (Adopted March 2024).*
- *Parking (Adopted November 2019).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Other material considerations:

- *South Yorkshire Residential Design Guide 2011 (SYRDG).*
- *Class B, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).*

Representations

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended).

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 were received.

Consultations

No statutory or non-statutory consultees were consulted on this application.

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 Permitted development rights for householders technical guidance states that in most cases the principal elevation will be that part of the house which fronts (directly or at an angle) the main highway serving the house (the main highway will be the one that sets the postcode for the house concerned). It will usually contain the main architectural features such as main bay windows or a porch serving the main entrance to the house. Usually, but not exclusively, the principal elevation will be what is understood to be the front of the house.

In this instance, the principal elevation is considered to be the north elevation of the original dwelling as this contains the main architectural features and the main entrance to the house. This application has been considered on this basis.

Extensions and alterations to a dwelling are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Scale, Design and Impact on Character

As established, this application is being considered on the basis that the proposed north extension would be erected on the principal (front) elevation of the original dwelling.

Paragraph 7.10 of the House extension and other domestic alterations SPD states extensions at the front of individually designed detached houses, that are set back from the highway or that are set on staggered building lines, may, in certain circumstances, be acceptable. However, the extension must complement the original house and not adversely affect any adjacent property or the street scene.

Paragraph 7.11 of the House extension and other domestic alterations SPD states modest single storey front extensions, which are in keeping with the style of the existing house, may be allowed.

During the application process, the proposal was amended in the interests of visual amenity following comments from the local planning authority (LPA). The amendments made comprise the introduction of a mono-pitched roof to the proposed north extension, the re-alignment of windows located on the north elevation of the north extension, the introduction of an imitation window and planted trellis on the north elevation of the north extension, and the retention of a ground floor window located on the east elevation of the original dwelling. While welcome, the amendments did not address all concerns identified. While an existing fence largely screens the principal elevation from the adjacent public open space and the orientation of the dwelling means the principal elevation is not prominent within the street scene, the proposed extensions would appear overly dominant and would detract from the simple character and form of the original dwelling. As a potential compromise, it was suggested by the LPA that a snug could be removed to separate the proposed the north and west extensions and to set the proposed west extension back from the north elevation of the original dwelling to achieve a subservient and more sympathetic appearance. It was put to the LPA that the amendments could not be pursued as they would result in a material loss of ground-floor area that the family genuinely needs to function as a four-bed home. The LPA disagrees as the potential loss of floorspace would amount to approximately 5.5 sqm and the occupants of the dwelling would continue to benefit from existing habitable spaces and an enlarged kitchen and dining area. It is acknowledged that the plot is atypical and that there would be a limited impact on the character of the street scene; however, the likely adverse impact on the character of the original dwelling is not considered to be outweighed by other considerations in this instance. The proposed extensions collectively are not considered to be modest or complement the original dwelling, and the joining to an existing detached garage would further emphasise this. Additionally, paragraph 139 of the NPPF establishes development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

The proposed dormer window would adopt a relatively large scale. However, given that the dormer would be installed on what is considered to be the rear elevation and having been assessed against the criteria under Class B, Part 1 of Schedule 2 of the GPDO, this element of the proposal could be implemented using permitted development rights subject to closely matching external materials.

Considering the above, this is considered to weigh significantly against the proposal.

The proposal is therefore considered contrary with Local Plan Policy D1: High Quality Design and Placemaking and the House extensions and other domestic alterations SPD and is considered unacceptable regarding visual amenity.

Impact on Neighbouring Amenity

It is not considered that the proposal would contribute to significant overshadowing, overlooking and loss of privacy, or reduced outlook impacts which may otherwise adversely affect the amenity of the occupants of the application and neighbouring properties.

The proposed north extension would not be erected near adjacent properties and would face towards an area of public open space. Existing fencing in this location would screen this extension, and while this could contribute to reduced outlook, only secondary windows would be affected. This extension is not considered to contribute to significant overshadowing or loss of privacy, and reasonable levels of outlook would be maintained to principal habitable room windows.

The proposed west extension would be erected away from the west party boundary and would face towards the gable elevation of 1 Redhaw Road which only features secondary windows. The Council will only seek to protect principal habitable room windows located on the front and rear elevations of adjacent neighbouring properties, in accordance with adopted guidance within the House extensions and other domestic alterations SPD. This extension would adopt a flat roof with a restrained height and existing good quality boundary treatments would continue to provide a reasonable screening of the development site and neighbouring curtilage. This extension is not considered to contribute to significant overshadowing or loss of privacy, and reasonable levels of outlook would be maintained to principal habitable room windows.

The proposed dormer would face towards the gable elevation of 4 Berry Drive. However, given the existing separation between properties would be maintained and considering the height at which the dormer would be installed, it is not considered that it would contribute to significant overshadowing and loss of privacy, and reasonable levels of outlook would be achieved. Notwithstanding this, the proposed dormer has been assessed against the criteria under Class B, Part 1 of Schedule 2 of the GPDO, and this element of the proposal could be implemented using permitted development rights.

Considering the above, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and is considered acceptable regarding residential amenity. Nevertheless, a proposal that is considered acceptable regarding residential amenity does not justify the approval of a scheme that is considered unacceptable regarding visual amenity.

Impact on Highways

The proposal is not considered to be prejudicial to highway safety because existing off-street parking arrangements would not be affected, and the proposal would not result in a requirement to provide additional spaces in accordance with the Parking SPD.

Considering the above, this is considered to weigh modestly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety. Nevertheless, a proposal that is considered acceptable regarding highway safety does not justify the approval of a scheme that is considered unacceptable regarding visual amenity.

Planning Balance and Conclusion

In accordance with the provision of paragraph 11 of the NPPF (2024), the proposal is considered in the context of the presumption in favour of sustainable development.

While the applicant has demonstrated some compromise with some welcome amendments having been made to the original scheme, it is considered that the wrap around design of the extension and the joining to an existing garage would culminate in an overly dominant and prominent appearance that would detract from the simple character and form of the original dwelling. In this instance, it is not considered that the potential private benefits of the scheme would outweigh any potential harm. Additionally, paragraph 139 of the NPPF establishes development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on

design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Considering the above, on balance, this application is recommended for refusal.

RECOMMENDATION: Refuse.

Justification

Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.

During the application process, the LPA and applicant has engaged in positive and constructive engagement and negotiation to achieve some amendments in the interests of visual amenity and in accordance with Local Plan Policy D1. Despite the LPA wanting to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application, in this instance this has not been possible due to the reasons mentioned above.

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 representations, 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.