

Application Reference: 2025/0789

Site Address: 5 Woodbourne Gardens, Tankersley, Barnsley, S75 3DX

Introduction: Remove existing conservatory and extension and erect a two-storey rear extension with Juliet balcony to dwelling. (Amended Projection)

Relevant Site Characteristics

The property is a detached dwelling located within the Tankersley area. The dwelling is constructed from stone and features a hipped, tiled roof with gable features to the front elevation. The site provides a large rear garden and a substantial front driveway/parking area. A detached garage is located to the front of the dwelling along with outbuildings to the south side of the site. A small single storey extension is located to the rear of the dwelling along with a conservatory extension.

The site is allocated as Urban Fabric. Directly to the South and West of the site are substantial trees protected under a Tree Preservation Order. The site to the South and West is Potter Holes Plantation which is recognised as having biodiversity and/or geological value. Potter Holes Plantation is also designated as Green Belt.

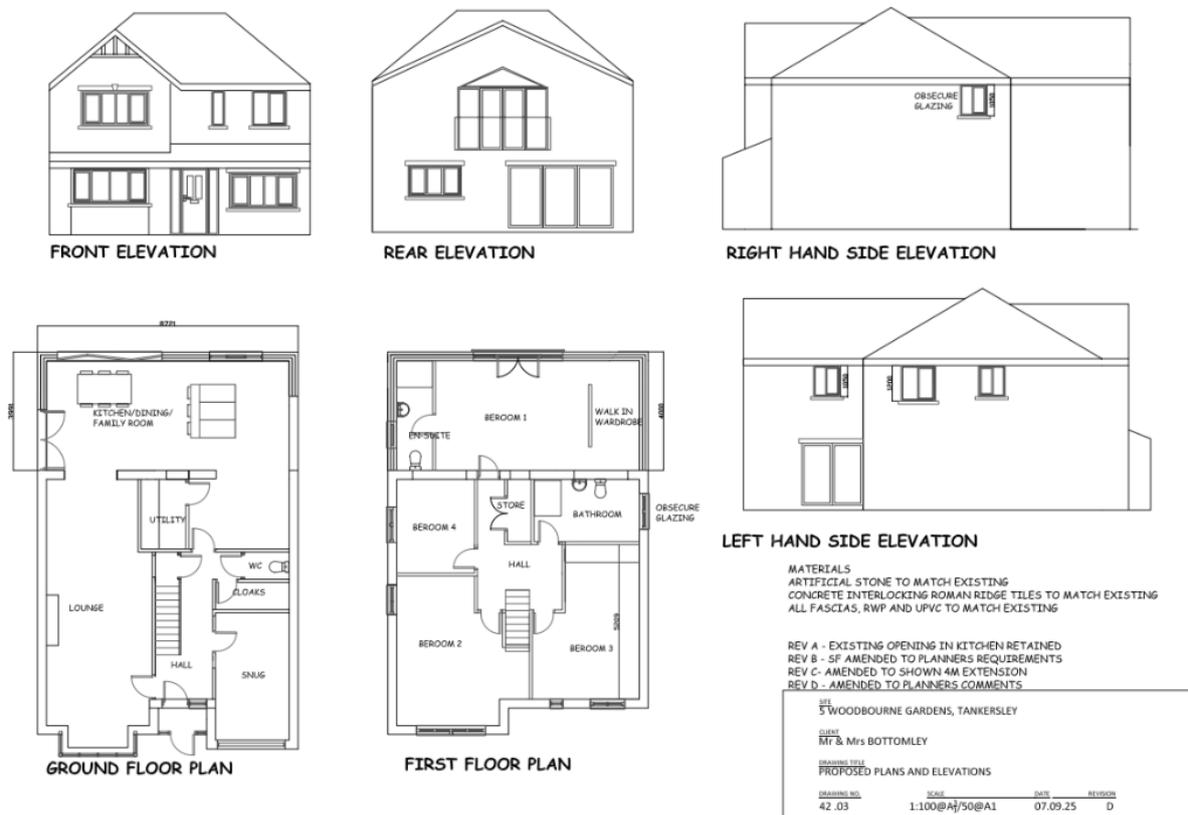
Residential properties are located to the north and east of the site. The surrounding dwellings are characterised as solely detached dwellings featuring pitched roof forms and constructed from a mixture of stone, brickwork and render, although predominantly stonework.

Relevant Planning History

Application Reference	Description	Status
B/01/1440/WO	Erection of attached garage and convert existing garage into office/utility	Refused
B/03/0056/WO	Erection of rear first floor extension and conservatory and detached garage	Approved
2009/0435	Erection of extensions to existing garage to form triple garage with play room above.	Refuse
2009/0973	Erection of extensions to existing garage to form triple garage with play room above (Resubmission)	Refuse
2015/0111	Erection of a single storey rear extension with a rearwards projection of 6m with a height to the eaves of 3m and 3m to the highest point. (Prior Notification Householder)	Prior Approval - Not Required
2015/0604	Erection of two storey rear extension to dwelling	Approve with Conditions

Detailed description of Proposed Works

The applicant is seeking permission to erect a two-storey rear extension. The extension would have an approximate rearward projection of 4 metres and an approximate width of 8.7 metres. A gable roof form is proposed providing an approximate eaves height of 4.9 metres and an approximate ridge height of 7.1 metres. Glazing is proposed to the rear elevation to service a kitchen/dining/family room and ground floor level. A Juliet balcony is proposed centrally at first floor level spanning approximately 3 metres and servicing a bedroom. A window is proposed to the northeast side elevation at first floor level servicing a bathroom. French doors are detailed to the southwest elevation of the extension. Glazing is proposed to the southwest elevation at first floor level servicing an ensuite and two bedrooms. Matching stone elevations are proposed along with matching roof materials.



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.

Tree Officer – No Objection

Parish Council – No Response

Representations

One representation was made to the originally submitted plans referencing a loss of light and overshadowing to residential amenity space particularly due to the topography between the site and the objector's site. A loss of outlook was also referenced within the representation due to the scale of the proposal. Objection was also made to the proposed Juliet balcony resulting in a loss of privacy in rear garden space.

Amendments were requested to address some of the concerns. No representations have been received in reference to the amendments.

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 where 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 Supplementary Planning Document for House Extensions states 'Two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook. Extensions to the rear of detached houses will be considered on their design merits and where no adjacent properties are affected.'

The proposed rear extension provides a gable roof form with a similar eaves and ridge height to the existing dwelling. The proposed gable roof form allows a proposal which remains in keeping with the character of the dwelling and surrounding area. The use of matching materials is welcomed and also allows the proposal to remain in keeping with the dwelling. Ground floor glazing has been proposed with similar fenestration to the existing rear elevation. The proposed Juliet balcony at first floor level does not match the existing dwelling fenestration but has been detailed centrally which provides an acceptable design.

It is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making and as such carries moderate weight in favour of the application.

Impact on Neighbouring Amenity

The proposed extension would have some impact on the neighbouring property to the northeast. The original 5 metre projection of the extension has been reduced to 4 metres which lessens the impact of the proposal, especially in the early hours of the day, when the proposal is likely to be most impactful. The amendment also prevents the extension from impacting upon the 45 degree angle of the nearest neighbouring window, allowing for acceptable levels of neighbouring outlook. The topography of the site and the neighbouring dwelling to the northeast is acknowledged, however the extensions reduction to 4 metres and the use of existing substantial boundary treatment results in proposal which would provide some levels of overshadowing and dominance, however not to a level which would be considered detrimental.

The proposed Juliet balcony would not provide levels of overlooking any greater than what a standard rear window would provide. The Juliet balcony could also be installed at a later date without authorisation from the local authority and is therefore considered to be acceptable. Additionally, the boundary treatment in place assist in reducing levels of overlooking. Properties to the rear of the proposal would be substantially distanced by approximately 27 metres and would therefore not be impacted by the proposal.

Glazing to the northeast elevation of the extension, servicing a bathroom has been detailed to be obscured glazing and will also be conditioned to be obscured glazing in order to protect the privacy of the both the applicant and neighbours. Although not facing any neighbours, the proposed glazing to the southeast elevation servicing an en-suite shall also be conditioned to be obscured glazing in order to protect the privacy of the applicant and members of the public.

It is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1 General Development. This carries considerable weight in favour of the application.

Highways

The proposal would not increase the number of bedrooms on site or impact the amount of on-site parking facility.

As such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety. This carries little to no weight in favour of the application.

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

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

It has been necessary to make contact with the applicant to make amendments to the rear projection of the proposal. The proposed rear projection was reduced from 5 metres to 4 metres. Further amendments were required to correct the labelling of the bedroom and bathroom and to include the French doors on the southwest elevation. All amendments were received.

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.