

**Application Reference: 2025/0207**

**Site Address: 36 Knowle Road, Worsbrough Dale, Barnsley, S70 4AW**

**Introduction:**

This application seeks full planning permission for the demolition of existing extension and the erection of a two-storey side extension.

**Relevant Site Characteristics**

The semi-detached, red-brick property is located in a purely residential area which is characterised by similar styled properties.

The dwelling is located within corner plot at a bend in the road, with a small access road running along the western boundary serving the properties fronting onto Upper Sheffield Road. The dwelling occupies a modest plot with an extensive side and rear garden, with a small front garden enclosed by a privet hedge

**Detailed description of Proposed Works**

The applicant seeks permission for the demolition of the existing extensions and erection of a two-storey side extension. The extension is to project 4m from the western side elevation, extending the full depth of the property.



South Elevation



North Elevation



East 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; one letter of representations has been received raising no objection to the proposal.

## **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 that 'the design of a two-storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection, i.e. more than 2/3 the width of the original dwelling'.

The proposed extension is to project 4m from the western side elevation of the dwelling; the original dwelling has a width of 5.5m, the maximum width allowed under the SPD would be 3.6m. Therefore the sideways projection of the proposed extension fails to comply with the guidance set out in the SPD.

The document also states that two-storey side extensions should have a set back from the front elevation by at least 500mm, to allow for a vertical break in the roof plane, a lowering of the ridge line and to reduce the terracing effect. The set back also lessens the unsightly bonding of old and new materials.

However, in this instance the sideways projection of 4m, and the set back of 300mm are considered acceptable given that the sideways projection is only 400mm above the limitations of the SPD, that a set back at the front elevation is provided, the dwelling benefits from a large side garden, the dwelling is located at a bend in the road and the extension

ensures that original dwelling remains the dominant feature and would not lead to a terracing effect.

The extension has been designed to harmonise with the original dwelling in terms of the construction materials which match the original dwelling and the layout and size of the windows located within it. 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 significant weight in favour of the application.

#### Impact on Neighbouring Amenity

As mentioned previously the dwelling is located at a bend in the road, in what is tantamount to a corner plot, and whilst there are dwellings located to the west, these properties are located a sufficient distance from the property and the proposed extension that the development would not lead to an increase in overshadowing.

Whilst there are new windows located in the front and rear elevations the existing separation distances are maintained as the proposed extension does not project beyond the front and rear elevations. There are no windows proposed on the side elevation at first floor level and those proposed at ground floor are located a sufficient distance from the respective boundary that they would not increase levels of overlooking with the boundary treatment providing adequate screening, and as such the proposed extension would not lead to an increase in overlooking, the neighbouring properties.

In light of the above, and that no objections from neighbouring properties have been received, 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

Supplementary Planning Document – Parking sets out the parking standards for dwellings; a dwelling comprising of 3 or more bedrooms requires the provision of 2no off street parking spaces. The property currently benefits from 3no bedrooms, with a detached garage and parking to the rear with sufficient space to accommodate 2no vehicles.

The inclusion of the proposed extension would not result in the loss of off-street parking and as such 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 significant 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**