

Application Reference: 2026/0170

Site Address: 28 Richmond Avenue, Darton, Barnsley, S75 5PH

Introduction: This application seeks full planning permission for the erection of 2 storey side extension to dwelling

Relevant Site Characteristics:

The two bedroomed, redbrick, semi-detached house is set together with its attached neighbour in an enclosed curtilage at the literal end of a street predominantly consisting of blocks of terraced houses. As noted below previous planning permission was granted for a two-story side extension and a rear conservatory, but these appear never to have been constructed.



SITE LOCATION PLAN 1:1250

Site History

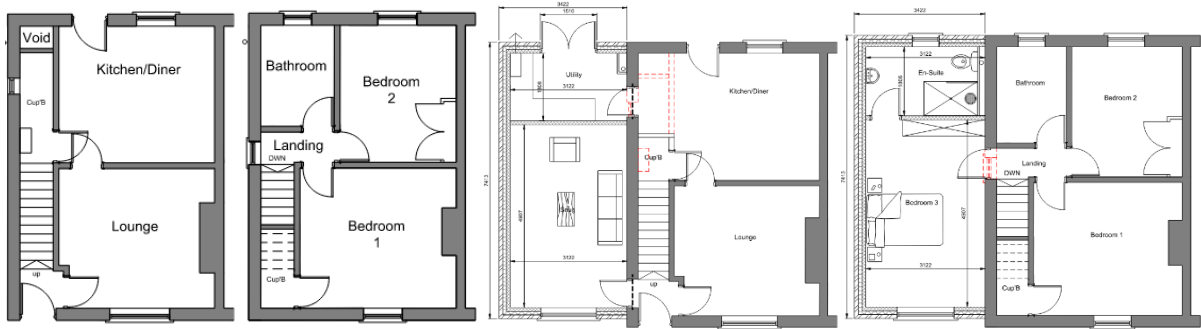
Application B/05/0729/DT was approved in June 2005 for the ‘Erection of side two storey extension and rear conservatory to dwelling’

Detailed description of Proposed Works

A two-storey side extension with a modest step down of the roof, and step back from the front elevation is proposed. Materials of a similar appearance are propped to be used. Internally, additional living space and a utility room is proposed for the ground floor whilst an additional bedroom and en-suite is proposed on the first floor.

Existing and Elevations and Floor Plans





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.

An enquiry in relation to viewing the plans on the website was received and resolved, but no formal comments or objections 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 is broadly in accordance with the local SPD House Extensions and other Domestic Extensions. The width of the side extension is less than two thirds the width of the original

dwelling, a set back of the extension from the front elevation has been provided along with a step down of the roof. The height of the eaves is also lower than the eaves of the original roof.

There is a step down of the roof, it is only approx 90mm however the SPD does not set out a specific requirement. The proposed set back from the front elevation is only 220mm which is not entirely in accordance with the SPD.

One of the key factors of the step back and step down of the front elevation and roof respectively, is to demonstrate subordination to the host dwelling. Despite the limited scale of the set back and step down, the extension features a full two-storey setback, in contrast, the SPD only requires a first-floor setback. With a full two-storey set back of the extension, and with step down of the roof, the proposal would illustrate clear subordination to the host dwelling. Secondary factors, in conjunction with a minimum of 1m separation distance to the boundary and the two thirds width limitation, both of which would be achieved, is to restrict a terracing effect and to reduce impact of extended dwellings within the street scene. Given the location and semi seclusion of the application dwelling, neither of these factors would be of notable concern.

The proposed roof would be of a similar and complementary design to the original roof, as would the proposed scale and design of the windows, cills and lintels, with specific note of matching arc shaped lintels above the proposed glazed doors and window on the rear elevation. With matching brickwork, UPVC windows and roofs tiles all proposed to be used, as detailed in the application form, there would be no concern over the proposed design or impact on character of the original dwelling.

With only a limited concern about the scale of the proposal in relation to the size of the setback and step down and little or no concern over the proposals design and impact on character; as such, in this instance the proposal would be acceptable and is in accordance with local plan policy GD1 and D1. This carries moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

Following on from the overall positive design and scale of the dwelling, which broadly met the SPD guidance, the proposal also appears to meet the requirements of the SPD, with no areas of concern in relation to overbearing or overshadowing on neighbouring dwellings.

Within the extension are proposed front elevation windows which sit ever so slightly marginally back from the existing front elevation windows, due to the set back of the extension. Both existing side elevation windows are not replicated within the side elevation of the extension, which leave a blank brick elevation. The closest dwelling which overlooks this elevation is marginally over the required 12m distance for habitable windows overlooking a blank brick elevation. On the rear elevation a set of glazed doors are proposed on the ground floor elevation, and an ensuite bathroom window is proposed as the only first floor window. Whilst it may be expected that the ensuite window is obscure glazed, with an approximate minimum distance of 23m to the directly overlooked rear boundary, this would not be a requirement.

An approximate 2m distance is maintained between the side elevation of the extension and the side boundary treatment, this is double the minimum required distance. With a 12m distance between the extension and the neighbouring dwelling to the east, whilst they may be a small amount of overbearing and impact on light, the impact on the approximate 280 sqm rear garden of the neighbouring dwelling would be at the extremity of their rear garden and be quite limited.

With no little or no impact expected on any other neighbouring dwelling, the proposal would be considered in accordance with Local Policy GD1 which carries moderate weight in favour of the proposal.

Highways

An additional bedroom is included within the proposal. With an increase in bedrooms from two to three, it triggers a requirement for two off-street parking spaces of at least 2.5 x 5m each, instead of just one. Following the extension's construction which is located at the side of the dwelling, an existing rectangular shaped area of hardstanding of approximately 80sqm remains in front of the dwelling, this is more than sufficient for the provision of at least two car parking spaces. With ample parking provision and no alterations to access, which remains through the front garden of No.26, there would be no impact on access and subsequently no impact on 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

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 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 plans
 - Existing Plans and Elevations MN XX 01 DR AR 20-01
 - Proposed Plans MN XX 01 DR AR 20-02
 - Proposed Elevations and Site Plan MN XX 01 DR AR 20-03

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.

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.