

Application Reference: 2025/0798

Site Address: 35 West Moor Crescent, Pogmoor, Barnsley, S75 2JY

Introduction: Proposed single storey front and side extensions, alterations to roof enable loft conversion with rear dormer.

Relevant Site Characteristics

The application relates to a detached dwelling within the Pogmoor area. The site is located within a residential area. The site provides a modest front and rear garden. A driveway is located to the front of the dwelling. The dwelling has a pitched, tiled roof and provides a front porch and garage combination with a hipped roof form. The dwelling is constructed from buff brickwork.

The surrounding street scene is characterised by detached dwellings constructed from similar materials. The dwellings to the rear of the site are site higher than the site.

Planning History

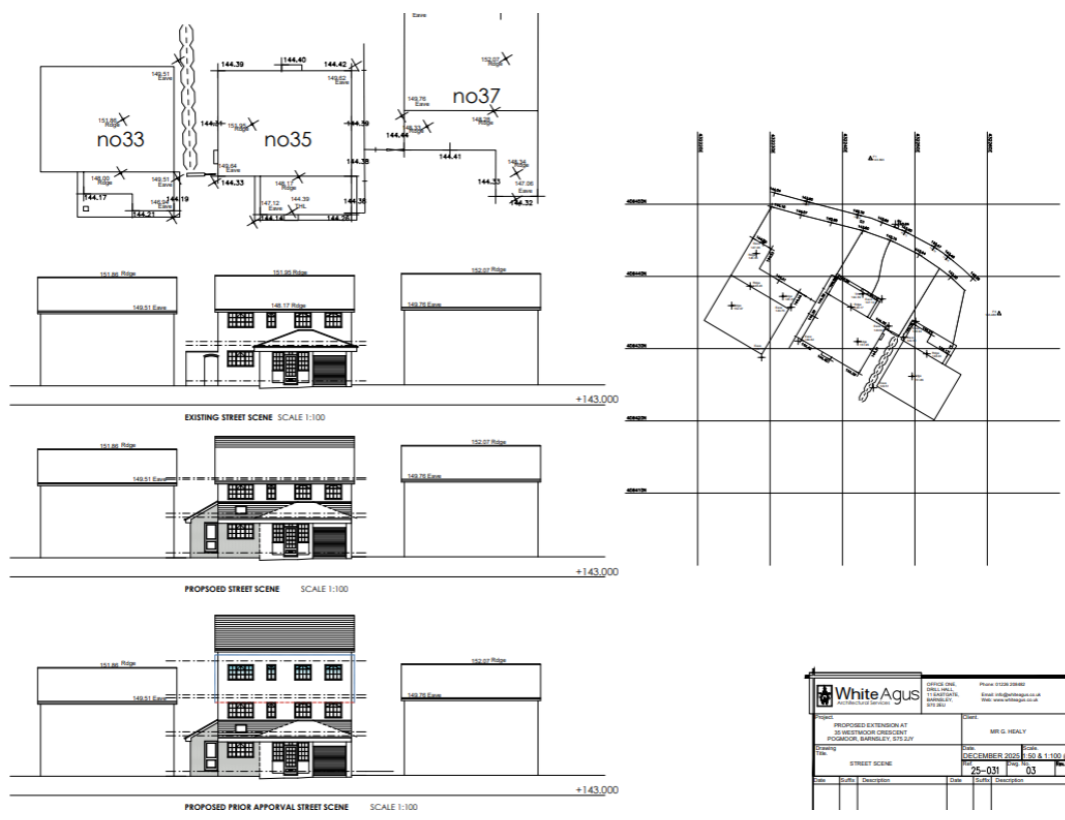
Application Reference	Description	Status
B/75/2765/BA	Outline for erection of two dwelling units	Historic
B/76/1320/BA	Erection of 17 dwellings - Phase 2	Historic
B/76/2752/BA	Redsidential development	Historic
B/77/0566/BA	Erection of 24 dwellings (roads and drainage)	Historic
B/78/1536/BA	Amendment of site layout of Phase IV housing development	Historic
2013/0930	Erection of pitched roof above existing flat roofed front extension (part retrospective)	Approve with Conditions

Detailed description of Proposed Works

The applicant is seeking permission to erect a single storey front extension and a single storey side extension. The front extension would project forward approximately 2.7 metres. The front extension would incorporate the existing front extension and alter the existing hipped roof form to a lean-to roof with an approximate eaves' height of 2.3 metres and an approximate roof height of 3.8 metres. Glazing is proposed to the front elevation along with a roof light to service the kitchen. The proposed side extension would have an approximate sideways projection to the east of 1.9 metres and an approximate length of 7.3 metres. A lean to roof form is proposed with an approximate eaves height of 2.3 metres and an approximate roof height of 3.8 metres. Glazing is proposed to the rear elevation to service a W.C. A door is detailed to the front elevation to provide access to the utility room. The extensions are proposed to be constructed from matching brickwork.

The applicant is also seeking permission to raise the roof height of the dwelling and to install a flat roofed rear dormer window. The roof height is proposed to be raised by approximately 0.75 metres. The proposed rear dormer window would have an approximate projection of 3.3 metres and an approximate height of 2.8 metres. An approximate width of 8.8 metres is

proposed. The dormer would provide an approximate volume of 40 cubic metres. Two rear windows are proposed to the dormer servicing bedrooms.



White Agus		Project: PROJ-00000000	
11 BENTLEY ROAD, BARNLEY, SOUTH YORKSHIRE, WF10 1JH		Email: info@whiteagus.co.uk	
01937 546200		Web: www.whiteagus.co.uk	
Client: MR G HEALY		Date: JULY 2015	
Project: PROPOSED EXTENSION AT 30 WESTBROOK CRESCENT, FOGGMOOR, BARNLEY, WF7 2JY		Scale: 250 & 1:100 (B & A)	
Drawing: PLANS AND ELEVATIONS		No: 25-031	
Date: 02		Status: B	
Author: [Name]	Checker: [Name]	Designer: [Name]	Approver: [Name]

White Agus		Project: PROJ-00000000	
11 BENTLEY ROAD, BARNLEY, SOUTH YORKSHIRE, WF10 1JH		Email: info@whiteagus.co.uk	
01937 546200		Web: www.whiteagus.co.uk	
Client: MR G HEALY		Date: DECEMBER 2015	
Project: PROPOSED EXTENSION AT 30 WESTBROOK CRESCENT, FOGGMOOR, BARNLEY, WF7 2JY		Scale: 250 & 1:100 (B & A)	
Drawing: STREET SCENE		No: 25-031	
Date: 03		Status: B	
Author: [Name]	Checker: [Name]	Designer: [Name]	Approver: [Name]

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.

Representations

Two representations were made objecting to the dormer due to the possibility for overlooking resulting in a loss of privacy, impacting the enjoyment of private outdoor and indoor space. The objection was also made referencing to the proposed dormer and raised roof providing an 'eyesore'.

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 'The front elevation of a building is the most important for its contribution to the street scene. Generally, therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene or cause overshadowing to neighbouring dwellings. Large extensions and conservatories are likely to appear particularly intrusive and will not normally be acceptable.

Extensions at the front of individually-designed, detached houses, which are set back from the highway or 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.

The design of a single 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 two thirds the width of the original dwelling).

The proposed front extension provides a forward projection of approximately 2.7 metres. Although this is a significant forward projection, the proposal would project no further than the existing front extension and would therefore provide a continuation of the existing front extension. The proposed eaves and roof height therefore also matches the existing front extension. The use of a lean to roof form is not considered controversial and replicates the existing dwelling roof form and other front extensions in the street scene. The proposed window to the front elevation provides a matching fenestration to the existing kitchen window and the proposed rooflight is placed symmetrically to the window above and below.

The proposed side extension provides a minimal sideways projection of approximately 1.9 metres which is considered acceptable in line with the House Extensions SPD. A lean to roof form is proposed which is in keeping with the site. The proposed eaves height and roof height matches the proposed front extension allowing for continuity to the development. The proposed door has been located in a similar position to the location of the existing side gate.

The use of matching brickwork and tiles assist the proposal in matching the site and street scene.

The Supplementary Planning Document for House Extensions states 'the roof, style pitch and detailing should match those of the existing dwelling, particularly where the extension will be prominent within the street scene or extend on parallel lines at a smaller scale. Where the height of development proposed differs significantly from that in the area, developers may be asked to provide elevation drawings showing the relationship between the proposed and existing development in terms of streetscape.'

The design of dormer windows should reflect the character of the area, the surrounding buildings and the age and appearance of the existing building. Vertically proportioned dormer windows with pitched roofs are traditionally found in the Barnsley area.'

Objections have been raised to the design and visual impact of the rear dormer. Although the raising of the roof is not preferred, given the applicant could raise the roof and the property by a whole storey under permitted development, the raising of the roof by 0.75 metres in order to allow for a loft conversion is considered the preferred development proposal of the two schemes. Additionally, the proposal would be an increase of 0.75 metres which on balance is not considered to substantially detract from the general roof lines in the street scene which are admittedly inconsistent.

The proposed rear dormer provides a flat roof, however, is not seen within the street scene. The dormer is set down from the ridge and back from the eaves. Although the use of a flat roofed dormer is not preferred, the dormer has a cubic volume of less than 50 cubic metres and could therefore be erected under permitted development which is the fallback position if permission was not forthcoming. It would therefore not be prudent to restrict this element of the proposal.

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 front extension would not project further forward than both the existing extension and the front extension of 33 West Moor Crescent. The proposal would therefore not provide any loss of outlook or be of an overbearing nature. The proposal provides glazing to the front elevation which would service the kitchen. A distance of 26 metres would be maintained to the nearest opposite neighbour. Given the proposed window services a kitchen and is substantially distances, there would be no detriment to the privacy of opposite neighbours.

The proposed side extension is considered a minor development and provides a modest eaves and roof height which would not be detrimentally impactful on 33 West Moor Crescent. The proposal details no side elevation window, preventing any opportunity for overlooking.

The proposed raising of the roof by 0.75 metres is a minor addition which would not be impactful on neighbours.

Objections have been received in relation to possible overlooking due to the dormer. It is acknowledged that the proposed rear dormer window will allow for some overlooking to the rear of the neighbouring dwelling; however, the overlooking would be no more detrimental to rear amenity space than the existing rear windows as no projection closer to the rear boundary is being proposed. It is acknowledged the windows would be at a raised location compared to the existing rear elevation windows, however given the proposed dormer could be erected under permitted development rights along with a rising of the roof by a whole storey, the proposed rear dormer is considered a more modest addition and the least detrimental to neighbouring residential amenity. Furthermore, some rear boundary treatment is in place which will go some way as to reducing overlooking to rear amenity space and a distance of approximately 15 metres is maintained to rear amenity space and at least a distance of approximately 22 metres to rear neighbouring elevations. The proposed rear dormer window is therefore not considered to detrimentally impact neighbouring residential amenity.

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 significant weight in favour of the application.

Highways

The proposal would result in the increase in bedrooms at the site from 3 bedrooms to 5 bedrooms. The site currently provides parking for 2 cars which is considered an acceptable amount of parking facility for a dwelling with more than 2 bedrooms.

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 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

Justification

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

Request was made for the increase in roof height to be removed. However, this would have impacted the ability for the roof space to be altered to be made habitable. As such it was then proposed that the dwelling could be increased in roof height by a full storey under permitted development rights. Given this fallback position would be out of the local authority's control and be substantially more detrimental to the visual and residential amenity of the site and neighbours, in comparison to the existing proposal, overall the application is considered acceptable along with the addition of an existing and proposed street scene to establish the impact of the raised roof.

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:

- 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 the amended plans:

Plans and Elevations 25-031 DwgNo:02 Rev:B
Street Scene 25-031 DwgNo: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 and Local Plan Policy HE1 The Historic Environment.

- 3) The external materials shall match those used in the existing building and the proposed dormer and cheek materials shall match the existing roof materials.

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.

Informative(s):

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.

2. This permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant.