

Application Reference: 2025/0787

Site Address: 16 Haigh Lane, Hoylandswaine, Barnsley, S36 7JJ

Introduction: The application seeks full planning permission for a Single storey front extension, formation of drive and install of dropped kerb to front of dwelling.

Relevant Site Characteristics:

The one bedroom, semi-detached bungalow is located on Haigh Lane, on the edge of the conservation area, which encompasses the centre of the village of Hoylandswaine. Currently the front garden is enclosed by a low boundary brick wall, with only pedestrian access.

Location Plan



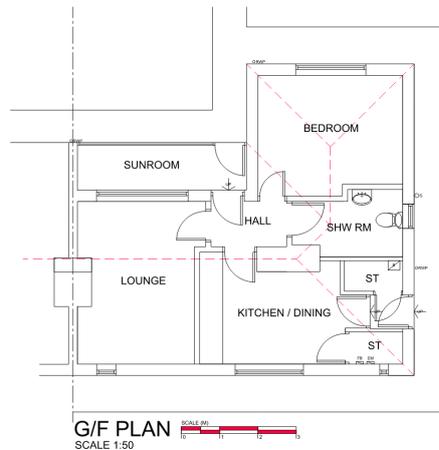
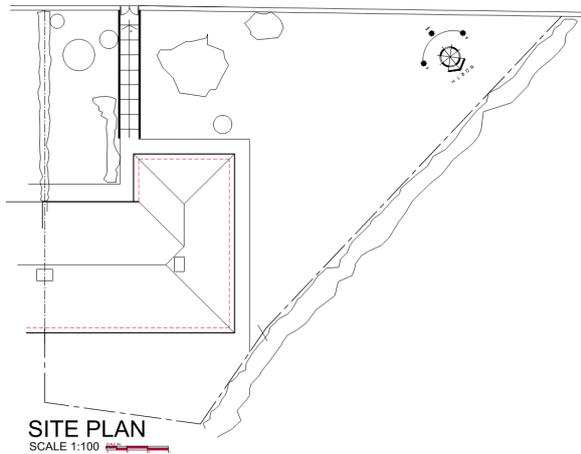
Site History

There is no site history recorded for the site.

Detailed description of Proposed Works

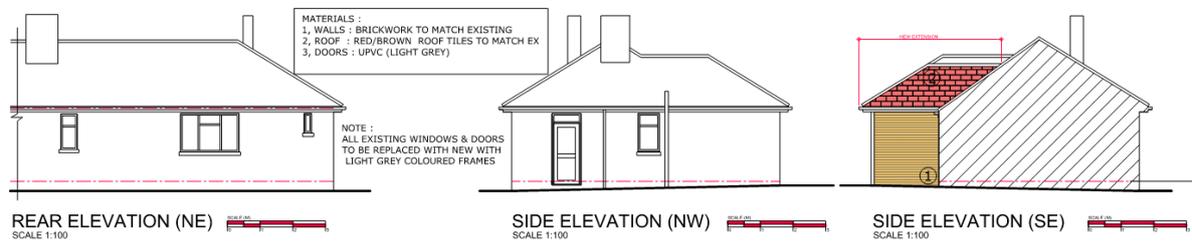
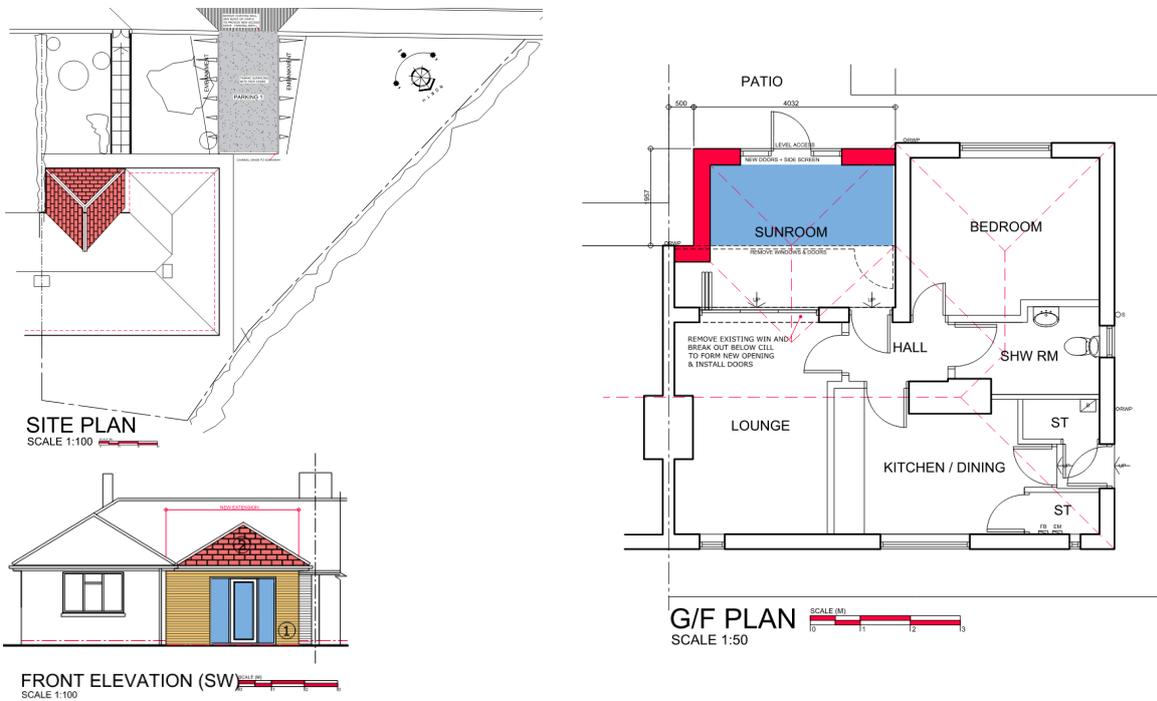
The proposal is for a modest sized front extension, a new driveway and associated dropped kerb for access.

Existing Plans and Elevations





Proposed Plans and Elevations



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
- Policy HE1: The Historic Environment

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

Section 16 - Conserving and enhancing the historic environment

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 neighbour objection was received, with various concerns. Whilst not all concerns could be considered in relation to the planning application, items raised included potential harm to the character of the area and highway safety concerns.

Penistone Parish Council: No comments or objections were received

Conservation Officer: A full consultee responses was provided, with no objection raised.

Drainage: No objection to the proposal was raised.

Highways: No objections subject to conditions

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 & Impact on Conservation Area

The site falls within Urban Fabric but sits adjacent to the Hoylandswaine Conservation Area. 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.

Whilst the site not located within the Hoylandswaine Conservation Area, but located adjacent to it, a full consultee response from the Conservation Officer was provided. The Conservation Officer assessed the proposals against relevant local and national policy and legislation

including section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and Local Policy HE1.

A summary of their response is that the proposal would be “unlikely to cause negative intrusion into the setting. This is due to neutral contribution the building lends, the restrained size and design and the low overall visual impact”. With no objection to the proposal, the interpretation of the Conservation Officer’s comments would indicate there being no, or little impact on the adjacent conservation area.

Scale, Design and Impact on the Character

The proposed extension would be located on the front, southern elevation of the application dwelling featuring a projection of approximately 1.97m, a width of 4.03m, and a height of 3.77m. Due to the inverted L shape design of both bungalows, the proposal would remain set back approximately 0.13m from the furthest extent of the front elevation.

The design of the extension, featuring matching brickwork and a complementary style dual pitched roof, full length glazed door and adjacent glazed panels would minimise the impact of the proposal, particularly on the character of the original dwelling. Equally, the proposed grey framed glazed entrance door and side panels would match the proposed replacement grey framed windows throughout the application dwelling.

In contrast, because of the new asymmetrical design of the pair of bungalows, there would be a modest amount of harm to the overall character of the pair of bungalows. However, when viewed within the broader street scene, the disparity between bungalows would be less evident in comparison to the varied scale and design of other dwellings within the street scene.

One of the points raised in an objection was in relation to potential harm to visual amenity caused by the proposed driveway. In review of the plans, the driveway would be slightly out of character with other driveways, as it is erected on a slope and constructed of tarmac but this would only pose minimal harm to the character of the street scene.

In mitigation, although of different styles, many dwellings on Haigh Lane and at the top of The Nook feature driveways. Further mitigation arises as technically planning consent is only required in relation to the dropped kerb and access across the pavement, as Haigh Lane is a classified road. Subject to meeting certain conditions in relation to surface water, creating a driveway is allowable through permitted developed.

On balance the proposal would be considered to have modest impact on the scale, character and design of the dwelling, and would be compliant with local policies D1 and G1. This carries moderate weight in favour of the proposal

Impact on Neighbouring Amenity

With the location of the pair of bungalows, particularly with the application dwelling being situated next to an agricultural field, any potential impact of the proposal would be borne by the

attached neighbouring dwelling. Having checked the 45-degree angle from the approximate location of the central window of the attached neighbouring dwelling's front elevation; the proposed front extension does not intersect this line, which provides a standard indication that the proposal would not be detrimental to the light levels of the neighbouring dwelling. Having also checked the sun path, any potential loss of sunlight, would not occur until late afternoon, and would be further minimised by the original front protrusion of the application dwelling, which may already have an impact on light levels.

With the proposed driveway being located at, and beyond the western corner of the application dwelling's curtilage, there would be minimal impact from parked vehicles on the driveway in relation to outlook or noise for the attached neighbouring dwelling.

The location of the driveway is opposite that of a neighbouring driveway on the opposite side of the road. Despite the mention of Haigh Lane being a narrow road within the received objection, the road does not appear unduly narrow and with appropriate care, access to and from the application dwelling by one vehicle, for which the driveway is designed, would not impede access to any driveways on the opposite side of the Haigh Lane.

With only the potential for minimal impact on the amenity of the adjacent neighbouring dwelling, and even less impact on any other neighbouring dwellings, the proposal would be considered to have a limited impact on residential amenity. The proposal would therefore be compliant with local policy G1, which carries moderate weight in favour of the proposal.

Highways

The scheme has been assessed by the Council's Highways Section who have commented as follows:

"The proposals include the creation of a frontage parking space/driveway at no.16 Haigh Lane in Hoylandswaine; the property is situated between The Nook to the east and Greenside to the west. Within the vicinity of the site, Haigh Lane has an overall carriageway width of approx. 6.0m and is subject to a speed limit of 30mph. There are footways along both sides of the road, the footway along the site frontage has width of approx. 1.9m.

Due to the ample footway width and generous 25m wide site frontage with a low boundary wall, the required 2.4m x 43m sight lines are achievable from the proposed access.

Given that Haigh Lane is classified (C155) there is a general requirement for vehicles to enter and exit in a forward gear in the interests of highway safety, however, there are a number of properties within the vicinity of the site that have frontage parking areas/driveways with no turning provision, in this regard a precedent has already been set.

Accident data shows that there have been no recorded personal injury accidents along the entire length of Haigh Lane during the last 5 years.

Considering the local context, on balance it is viewed as being less detrimental to highway safety to have a vehicle associated with this property reversing to/from a frontage parking space than it is to have the vehicle parked on-street."

The Highways Section have raised no objections to the application subject to conditions

In view of the above, it is considered that the proposals would not result in an unacceptable impact on highway safety, nor would the residual cumulative impact on the road network be severe. As such, the proposal is considered in accordance with Local Plan Policy T4.

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.