

**Application Reference:** 2025/0369

**Site Address:** 14 Hemingfield Road, Wombwell, S73 0LX

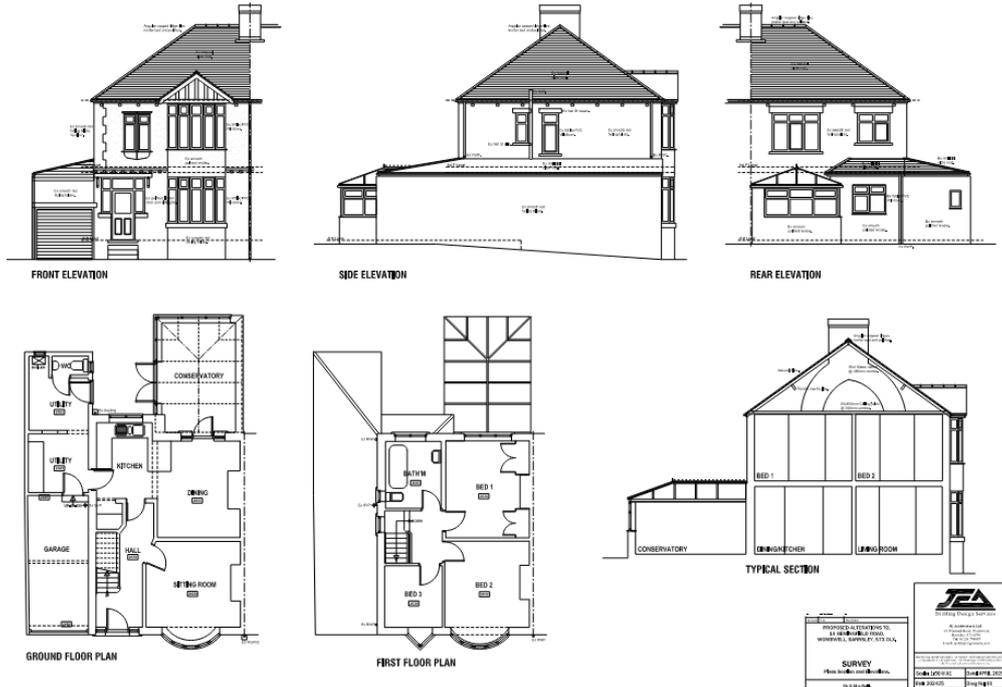
**Introduction:**

This application seeks full planning permission for the erection of a second storey side extension above the existing.

**Relevant Site Characteristics**

The site is located on a Hemingfield Road, a busy road running through Wombwell. The site consists of a large semi-detached dwelling elevated and set back from the road. The property benefits from a sloping driveway at the front alongside a lawned garden area. The property has been designed with a hipped roof and is constructed in red brick with render on the front elevation. The property has an attached single storey side/rear extension providing a garage. There is also a conservatory located on the rear elevation.





## Site History

Application Reference	Description	Status (Approved/Refused)
2010/0384	Erection of a rear conservatory extension to dwelling.	Approve
2020/1464	Domestic outbuilding (part retrospective)	Approve

## Detailed description of Proposed Works

The proposal is to erect a second storey side extension above the existing attached garage. The proposal will project to the side 2.49m, measure 7.42m in length and is set back from the frontage by 0.5m with a corresponding step down of the roof line. The extension will be in matching materials of red brick and render. The proposal will create an additional bedroom and en-suite at first floor level.





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.

No representations have been 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

SPD: House Extensions details that the design of side extensions should reflect the design of the existing dwelling in terms of style and detailing and should not have an excessive sideways projection (more than two thirds the width of the original dwelling).

The proposal meets the principles of the SPD in that it does not have an excessive sideways projection, is in matching materials and will harmonise with the existing property.

The proposal has been designed with a set back and corresponding step down of the roof line to ensure the proposal remains subordinate to the host property.

The proposed materials and design when viewed in their entirety are not expected to be visually detrimental within the surroundings and as a result the proposal is in compliance with Local Plan Policy GD1 and House Extensions SPD.

Considerable weight has been given to the design and impact on the character of the area.

### Impact on Neighbouring Amenity

The proposal is for a side extension which will be located above the existing extension. The neighbour at 16 Hemingfield Road has two side facing windows, however these will be secondary windows and therefore do not afford the same protection as principle habitable room windows.

There are no side windows within the proposed extension therefore overlooking is not expected to occur. The side extension will not span across the existing rear extension therefore the impact to the adjacent property will be minimal.

The application is therefore acceptable in terms of residential amenity in compliance with Local Plan Policy GD1 and D1.

Significant weight has been given to the impact on residential amenity.

### Highways

The proposal is located within the confines of the site above an existing extension. The site itself provides adequate parking requirements for a dwelling of this size. The proposal will not impact the existing levels of off-street parking and therefore there will be no impact upon highway safety. As a result, the proposal is in compliance with Local Plan Policy T4 and SPD: Parking.

Moderate weight has been given to 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**

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

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.

**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.**