

**Application Reference:** 2025/0913.

**Location:** 8 Stafford Grove, Birdwell, Barnsley, S70 5TX.

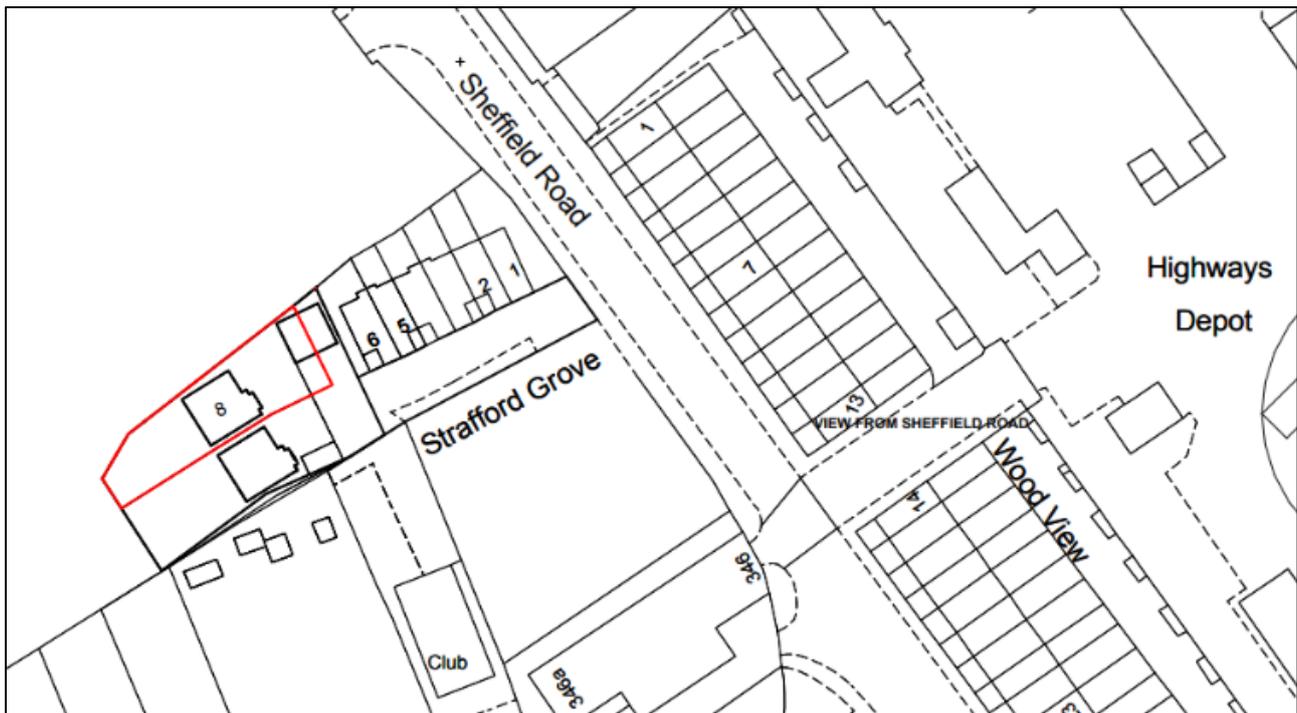
### Introduction

This application seeks planning permission for the erection of a two-storey rear extension with first-floor balcony and associated decked terrace and landscaping works.

### Relevant Site Characteristics

This application relates to a modest-sized plot located at the end of a residential cul-de-sac (Stafford Grove) off Sheffield Road (A61) and in an area that is a mix of residential and commercial uses. The Birdwell Roundabout with its links to the Dearne Valley Parkway and Junction 36 of the M1 Motorway is located to the south. Stafford Grove is an unadopted highway characterised by a row of terraced two-storey dwellings on its north side and two detached two-storey dwellings at the end to the south-west. Land to the north and west of the development site is allocated for housing within the adopted Local Plan (HS67).

The property in question is a modest two-storey detached dwelling constructed of stone with a front gable. The property is fronted by soft landscaping and a detached double garage and to the rear is a garden comprising hard and soft landscaping areas bounded by timber fencing.



### Site History

2017/1682	Erection of 2no. detached dwellings and provision of detached double garage.	Approved.
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- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy GD1: General Development.*
- *Policy D1: High quality design and place making.*
- *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 NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF 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. The 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 (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *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 this guidance 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 following SPDs are relevant in this case:

- *House extensions and other domestic alterations (Adopted March 2024).*
- *Parking (Adopted November 2019).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

### **Representations**

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended).

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

One objection was received and the concerns raised are summarised as follows:

- Overshadowing and loss of light.
- Storage of building equipment and materials.
- Impact on road and access.
- Nearby properties have subsidence.

Informal comments were also made by telephone from one address raising the issue of construction traffic on the integrity of the road and issues with potential subsidence in the area.

While all concerns are acknowledged only those that have been raised formally in writing to the LPA can be taken into account.

While subsidence can be a material consideration in determining planning applications, the concerns raised relate to nearby neighbouring properties and not the application property.

No specific issues relating to the application property have been raised to the local planning authority nor has any demonstrable evidence been submitted. Moreover, the development site has not been identified as a high-risk development area by the Mining Remediation (Coal) Authority (MRA) and therefore, in this instance, it is reasonable to conclude that such issues would be considered during future regulatory stages if this application is approved.

Strafford Grove has been stated to be an unadopted highway with poor access and a lack of parking and turning areas to accommodate construction traffic and the storage of equipment and materials which could lead to blocked access and damage to the road surface.

While acknowledged, such concerns would not be material planning considerations in this instance. If approved, the responsibility for the management of safe and unrestricted access would lie with the applicant and any potential contractors. Any potential damage to the road surface and subsequent maintenance or repair works required would be a separate civil or legal matter.

## Consultees

Tankersley Parish Council	<i>No comments received.</i>
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## 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 unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

## Principle of Development

Extensions and alterations to a dwelling are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

## Impact on Neighbouring Amenity

During the application process, concerns were raised regarding overshadowing and loss of light.

The proposed extension would be erected to the north-west of 7 Strafford Grove. Extensions erected to the north, east or west are likely to have a lesser impact regarding overshadowing compared with extensions erected to the south, south-east or south-west. The proposal would also comply with the 45-degree rule which is a general test that is applied as a guide to determine and lessen the extent of potential overshadowing and reduced outlook. The proposal complies with the Council's adopted guidance within the House extensions and other domestic alterations SPD in this regard. In addition,

the proposed extension would adopt a modest rearward projection and restrained roof height which would maintain the existing eaves height. While some overshadowing could occur, this would likely be in an evening and not at peak times for use of a rear garden.

No windows would be located on the south elevation of the proposed extension and instead would be limited to the north and west elevations which face towards adjacent vacant land and into the site and away from adjacent neighbouring properties. A sufficient separation distance would be achieved to the rear boundary with no adjacent neighbouring properties beyond. The proposal complies with the Council's adopted guidance within the House extensions and other domestic alterations SPD in this regard.

Considering the above, while concerns have been raised, it is not considered that the proposal would contribute to significant overshadowing, overlooking and loss of privacy, or reduced outlook impacts which may otherwise adversely affect the amenity of the occupants of the application and adjacent neighbouring properties.

Considering the above, this is considered to weigh significantly in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and is considered acceptable regarding residential amenity.*

#### Scale, Design and Impact on Character

The House extensions and other domestic alterations SPD states extensions to the rear of detached houses will be considered on their design merits and where no adjacent properties are affected.

During the application process, the local planning authority (LPA) sought amendments to the roof of the proposed extension. The House extensions and other domestic alterations SPD promotes roofs which adopt the same style, pitch and detailing as the existing roof.

Flat roofs are generally not preferred as they are considered an inferior form of design and can often prove to be more expensive to maintain and be prone to failure.

Despite the LPA seeking to secure an improved roof design that would better reflect the style, pitch and detailing of the existing roof, the Applicant decided to proceed with the application as submitted and without amendments. This application is therefore considered on this basis.

The proposed extension would adopt a modest rearward projection and a restrained roof height and would be constructed of closely matching external materials. While flat roofs are not preferred, the proposed extension would be located to the rear and would not be an overtly prominent or dominant feature in the street scene. There would also be minimal glimpsed views of the proposed extension from the surrounding public realm.

Considering the above, on balance, this is considered to weigh moderately in favour of the proposal.

*The proposal is therefore, on balance, considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and is considered acceptable regarding visual amenity.*

#### Impact on Highways

The proposal is not considered to be prejudicial to highway safety because existing off-street parking and access arrangements within the development site would not be affected and the proposal would not result in a requirement to provide additional spaces.

Considering the above, this is considered to weigh moderately in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.*

### Planning Balance and Conclusion

In accordance with the provision of paragraph 11 of the NPPF (2024), the proposal is considered in the context of the presumption in favour of sustainable development.

Having balanced all material planning considerations, while some objections have been received in respect of the proposal, for the reasons outlined above, it is not considered that the proposal would contribute to significant overshadowing, overlooking and loss of privacy, or reduced outlook impacts. The proposal is therefore considered acceptable regarding residential amenity.

While the proposed flat roof design is not preferred, this represents a minor point of issue when seen within the context of the proposed scheme as a whole. For the reasons outlined above, the proposal is considered acceptable regarding visual amenity on balance in this instance.

The proposal is not considered to be prejudicial to highway safety.

Considering the above, on balance, the proposal complies with relevant local and national planning policies and guidance, and planning permission should be granted subject to necessary conditions.

**RECOMMENDATION: Approve subject to conditions.**

### **Justification**

#### **Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.**

In dealing with the application, the local planning authority (LPA) has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Amendments were sought to the roof of the proposed extension. However, the applicant decided to proceed with the proposed flat roof as submitted.

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 representations, 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.