

**Application Reference:** 2025/0326

**Location:** 3 High Street, Shafton, Barnsley, S72 8QB

## Introduction

This application seeks planning permission for the erection of a two-storey side extension.

## Relevant Site Characteristics

This application relates to a modest sized corner plot located at the junction of High Street with Bleak Avenue and in an area that is principally residential characterised by mixed dwelling types of varying scale and appearance. There are some interspersed commercial uses to the north-west and south and south-east and Shafton Primary Academy is to the north.

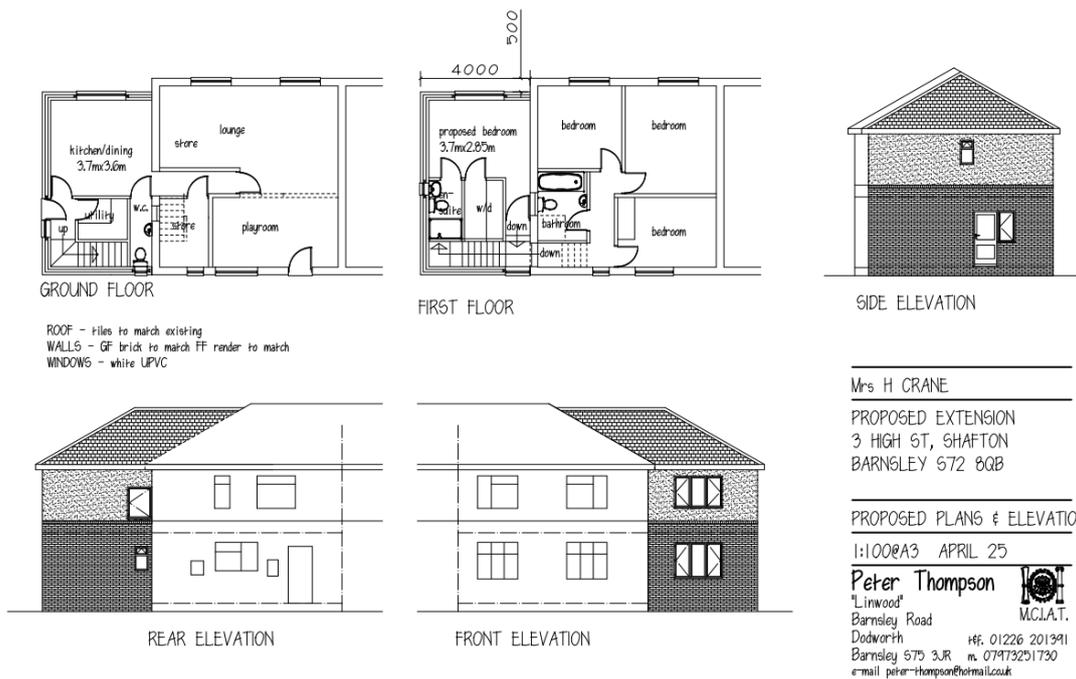
The application property is a two-storey semi-detached dwelling constructed of brick with first floor rendering and has a grey tiled hipped roof. It benefits from an existing detached pebbledash garage located to the east within the plot which is fronted by a paved driveway and a gated vehicular access off Bleak Avenue. There is a small garden area to the rear and a grass lawn to the north and east of the property. The site is bounded by concrete post and timber panelled fencing.

## Site History

There is no planning history associated with the development site.

## Detailed Description of Proposed Works

The applicant is seeking planning permission for the erection of a two-storey side extension on the north elevation of the dwelling which would measure approximately 6.7 metres (L) x 4.0 metres (W) x 7.5 metres (H). This extension would adopt a tiled hipped roof and would be constructed of closely matching external materials, including brickwork and render.



## Relevant Policies

### The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. The following Local Plan policies are relevant in this case:

- *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.

## Consultations

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. No representations have been received.

Shafton 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:

- 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.

### Scale, Design and Impact on Character

The proposed extension would adopt a modest scale and sympathetic form and features, including a set back from the east elevation of the dwelling, a hipped roof set below the existing ridge and the use of closely matching external materials comprising brickwork and rendering. The extension would not adopt an excessive sideways projection of more than two thirds the width of the original dwelling or more than half the existing gap width between the north elevation of the dwelling and the boundary line opposite. Whilst no set back has been provided from the west elevation of the dwelling which is normally expected for extensions which are prominently located and visible from the public realm, the extension would appear subservient to the dwelling and would not significantly alter or detract from its existing character or the character of the street scene of High Street or Bleak Avenue.

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 D1: High Quality Design and Placemaking and is considered acceptable regarding visual amenity.*

### Impact on Neighbouring Amenity

The proposed extension would be erected on the north elevation of the dwelling and located to the north-east of the side elevation of 1 Bleak Avenue. Therefore, any potential overshadowing impact would likely occur and be limited to the early morning and only likely impact secondary windows that are not afforded the same protections as principal habitable room windows located on the front and rear elevations of adjacent neighbouring properties. Moreover, there is an existing garage within the application curtilage which is likely to contribute to any existing level of impact and due to the position of the application dwelling within its plot, it is also likely to contribute to any existing level of impact

which may be experienced and tolerated. The proposal is therefore not considered to contribute to significantly more overshadowing.

New windows would be located on all elevations of the proposed extension. The windows located on the east elevation of the extension would face towards terraced properties on the opposite side of High Street. A sufficient separation distance (21 metres or more) would be maintained between these windows and the neighbouring properties. The windows located on the north elevation of the extension would face towards the side curtilage of 2 Bleak Avenue and the side elevation of 5 High Street. These windows would serve a ground floor hallway and a first floor en-suite, and an adequate separation distance would be maintained to neighbouring properties. The windows located on the west elevation of the extension would face towards the side elevation of 1 Bleak Avenue which could impact amenity. However, the new windows would serve a ground floor WC and a first-floor hallway which are secondary in nature and not principal habitable rooms. Moreover, the windows would face secondary windows on the side elevation of 1 Bleak Avenue and the extension would maintain the existing separation distance between the application dwelling and neighbouring property. As such, the proposal is not considered to contribute to significant increased overlooking, loss of privacy or reduced outlook in this instance. In addition, adjacent neighbouring properties were notified, and no representations were received.

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.*

#### Impact on Highways

The proposed development is not considered to be prejudicial to highway safety; existing off-street parking arrangements would not be impacted and would be maintained, and the proposal would not result in a requirement to provide additional spaces.

Considering the above, this is considered to weigh modestly 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 provisions of paragraph 11 of the NPPF(2024), the proposal is considered in the context of the presumption in favour of sustainable development and therefore, for the reasons given above, and taking all other matters into consideration, the proposal complies with the 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.**

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of this 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 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.