

**Application Reference:** 2025/0251

**Site Address:** 142 New Road, Staincross, S75 6PP

**Introduction:**

This application seeks full planning permission for a first-floor rear extension to dwelling.

**Relevant Site Characteristics**

The site is situated on New Road in Staincross. The property is a traditional stone built mid terrace dwelling. The property is set back from New Road and has a paved forecourt area which is bounded by a small stone wall at the front. The property has a generous rear garden which is stepped up to the rear. The property has an existing single storey rear extension built in block work. The applicant was informed that as the single storey rear extension has not been constructed in matching materials and consequently no longer falls under permitted development

**Site History**

<b>Application Reference</b>	<b>Description</b>	<b>Status (Approved/Refused)</b>
2020/0441	Erection of front porch	Approve with conditions

**Detailed description of Proposed Works**

The applicant has confirmed with the Council that the single storey rear extension will be clad in stone to match the host property and therefore will fall within the requirements of permitted development due to the size and location of the extension already meeting the requirements.

This application proposes to erect a first floor above the existing ground floor rear extension. The original application was deemed unacceptable due to the size of the proposal and the proposed rendered walls.

The applicant has amended the proposal to reflect the principles outlined within the SPD House Extensions and Other Domestic Extensions. The proposal will now project by 2.5m at first floor level and will be clad in stone to match the host property and the updated stone clad ground floor element. Additionally, an initially proposed first floor window on the side elevation of the extension has been removed to protect the amenity of neighbouring dwellings.

**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 SPDs 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

The property is located on New Road in Staincross amongst dwellings of a similar design. The property is a mid-terraced dwelling, constructed in stone with a pitched roof. The property has a front porch approved under 2020/0441 and a single storey rear extension projecting 3m to the rear.

The single storey rear extension will be clad in stone and will therefore fall within permitted development requirements. The second storey rear extension will be located above the existing and will also be clad in stone to match the host property.

SPD: House Extensions and Other Domestic Alterations indicates that the roof style and pitch should match the existing. The application proposes a pitched roof to match the existing property and is proposed to be clad in matching stonework. The original proposal was deemed too large and was not in line with planning policy, however, the projection was reduced to 2.5m, therefore in this instance the proposal is acceptable.

The materials and design of the proposals when viewed in their entirety are not expected to be visually detrimental within the surroundings and as a result the proposal is following Local Plan Policy GD1 and House Extensions SPD guidance and would be considered to have a limited impact on the scale, design and character of the dwelling or street scene,

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

### Impact on Neighbouring Amenity

SPD: House Extensions and other Domestic Alterations dictates that first floor extensions to the rear of terraced dwellings should not exceed 2.5m to protect residential amenity. With the neighbouring dwelling of no.144 already set back from the rear elevation of the application dwelling, the request for the proposed extension to be reduced to 2.5m was pertinent. Now that the projection has been reduced to 2.5m, it both meets the criteria set out within SPD: House Extensions and reduces the impact on residential amenity of the neighbouring

dwelling of no.144 to a modest amount, and would only have a limited impact on the other adjoining neighbour at no.140.

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

Although new first floor space is proposed, it is shown as additional space to the existing bedroom rather than an additional bedroom. With no additional bedroom proposed and no alterations which would alter existing parking provision, the proposal is therefore acceptable from a highways development control perspective in compliance with Local Plan Policy T4 New development and Transport Safety.

Considerable 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**

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Ensuring that correct completion of the existing extension through the addition of stone cladding which would be considered as material of a similar appearance.
- A reduction in size of the first-floor extension.
- The removal of a proposed first floor window.

**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.**