

**Application Reference:** 2025/0263

**Site Address:** Oakdale, Snape Hill Road, Darfield, Barnsley, S73 9LT

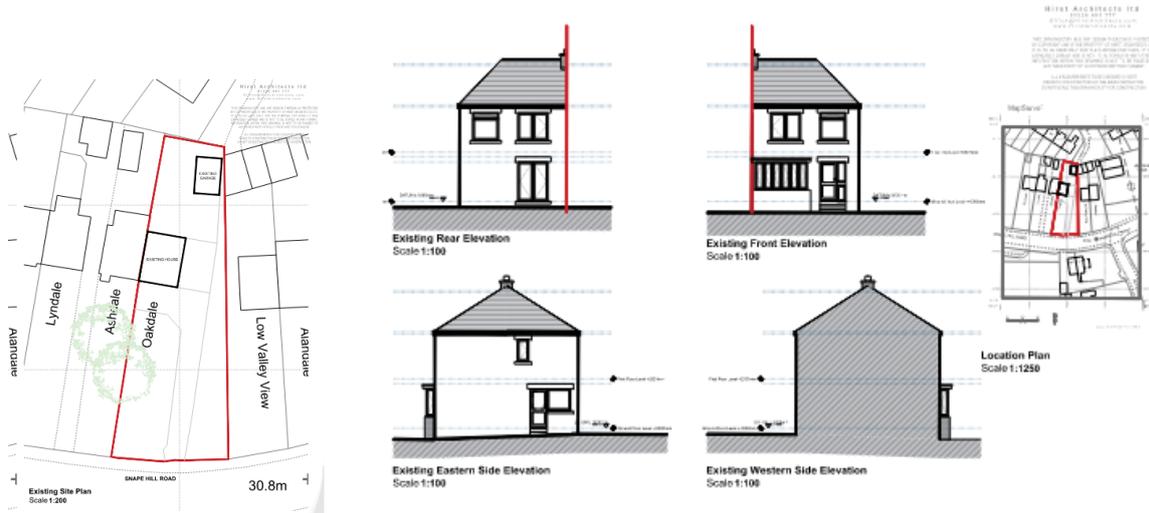
**Introduction:**

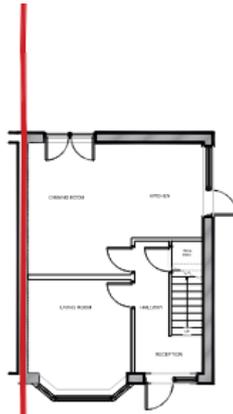
This application seeks full planning permission for a single storey rear extension to dwelling, demolition of rear detached garage and replaced with outbuilding incorporating new garage and workshop.

**Relevant Site Characteristics**

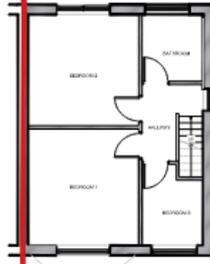
The site is situated on Snape Hill Road (B6906) in Darfield. The site is directly adjacent to Outwood Primary School within the urban fabric designation. The site consists of a large semi-detached dwelling, constructed in red brick with a hipped roof design. The dwelling is set back within the site with a large front lawned garden area and long side driveway leading to a detached garage at the rear. The front of the site is bound by a low rise stone wall and a hedge. The rear garden is bound by a mix of hedges, wooden and upvc fencing.

There is a wooden pagoda located along the rear boundary of the site. Beyond the rear boundary are properties along St Barbara's Road. There are a number of detached garages noted along the rear boundaries of neighbouring sites.





Existing Building Ground Floor Plan  
Scale 1:50



Existing Building First Floor Plan  
Scale 1:50

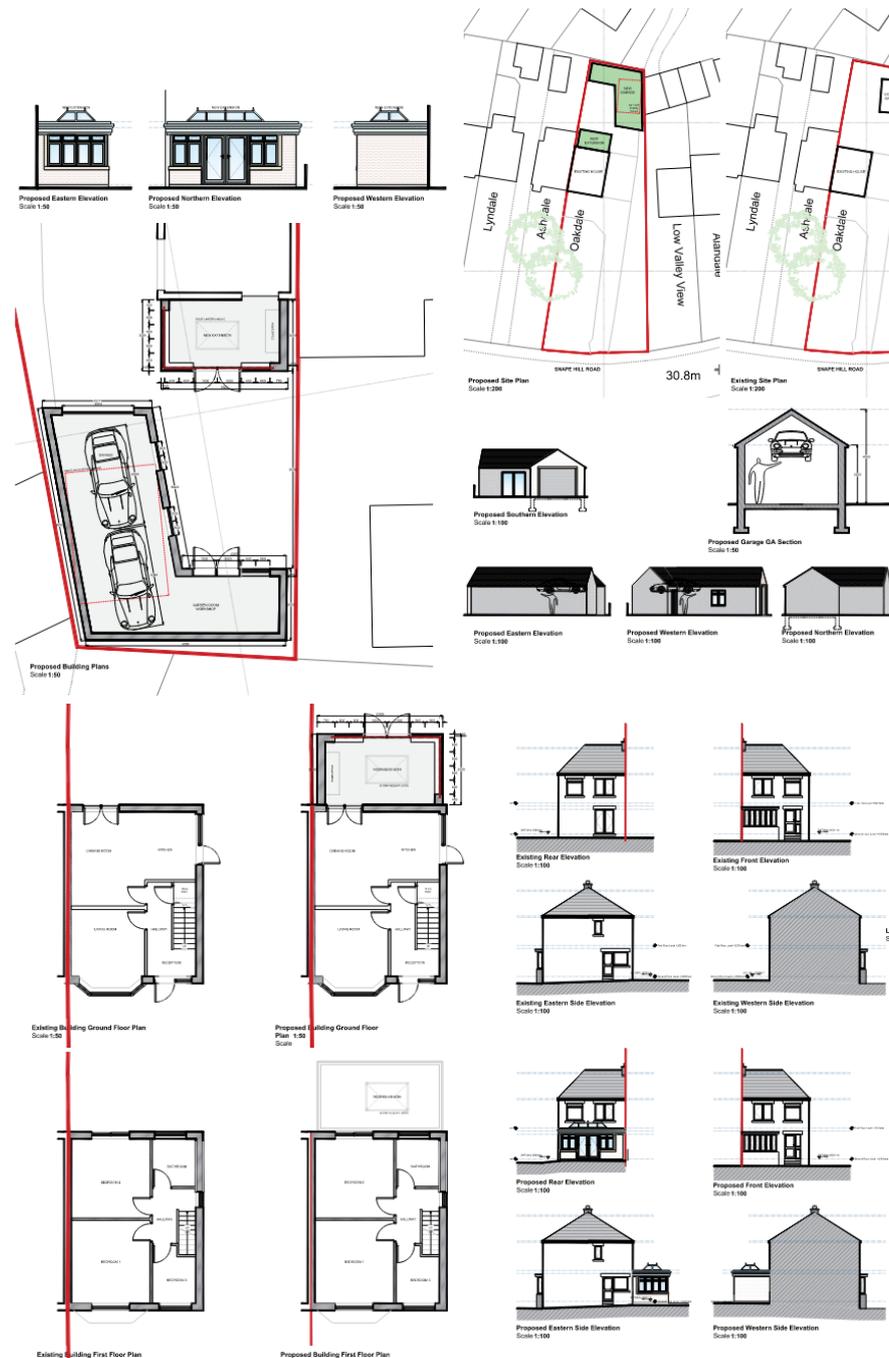
## Site History

Application Reference	Description	Status (Approved/Refused)
None		

## Detailed description of Proposed Works

The proposal is to erect a single storey rear extension designed with a flat roof with a roof lantern above. The proposal will be in matching brick and tile. Along the adjoining boundary is blank wall with windows within the remaining elevations. The extension will project 3m to the rear, 5.3m in width, 2.26m to the eaves, 2.77m to the height of the flat roof and 3.21m in total height taking into account the roof lantern.

The application also proposes to demolish the existing prefabricated garage and erect an L-shaped garage and workshop located across the rear boundary. The proposal will measure 2.4m to the eaves, 3.98m in total height, 9.95m at the longest elevation and 8.35m at the widest. This building will be constructed in matching brick and render.



## 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 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

The property is located on Snape Hill Road amongst dwellings of a similar design. The property forms part of a pair of semi-detached dwellings set within a large plot. The rear extension will be in brick to match the existing dwelling. SPD: House Extensions indicates that the roof style and pitch should match the existing, particularly when the extension will be prominent within the street scene. The application proposes a flat roof construction which is not usually encouraged, however due to the matching materials, and the fact the extension is not expected to be viewable within the street scene in this instance the proposal is acceptable.

The garage extension will be partly viewable from the street scene due to the siting along the rear boundary. The L shaped proposal will see a gable end facing Snape Hill Road. This gable end will be in matching brick with the rendered element screened from view. The proposed garage will have a pitched tiled roof which will tie in with the host property.

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 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

SPD: House Extensions indicates that extensions to the rear of semi-detached dwellings should not exceed 4m to protect residential amenity. It is noted that the adjoining property has an existing single storey rear extension therefore overshadowing is not expected to occur. The proposed rear extension will project 3m to the rear with a flat roof and eaves less than 2.5m in height which is in line with the principles set within the SPD.

The extension proposes side and rear windows but due to the distance away from the neighbouring dwellings and the existing boundary treatment overlooking is not expected to occur.

The proposed garage extension will be located along the rear boundary of the site. Beyond the boundary are properties along St Barbara's Road. The proposal will be located to the south of these properties therefore the potential impact needs to be addressed, in particular the impact to number 21. It is noted that along the rear boundaries of the adjacent properties there are existing detached garages, including the existing garage which is to be demolished as part of this application. It is also noted that any extension along this boundary will only partly impact the neighbouring dwelling to the rear due to the orientation/location of the property and garden.

Although I acknowledge that the proposal will impact the neighbouring garden to the rear somewhat, due to the orientation of the gardens, the slope of the roof away from the boundary and the location of neighbouring garages in this instance the impact is not expected to be significantly detrimental.

Due to the size and orientation of the proposals and existing boundary treatment the proposals are not expected to cause any disproportionate injurious impact in terms of residential amenity.

In terms of the applicant's amenity, sufficient amenity space is retained to serve the dwelling.

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 existing property has a long side driveway and detached garage. The garage will be demolished as part of this proposal however, a new garage will replace the existing. The proposed garage and existing driveway will provide over and above the required amount of off street parking expected for a dwelling of this size.

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**

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.**