

Application Reference: 2025/0948

Site Address: 8 School Street, Hemingfield, S73 0PP

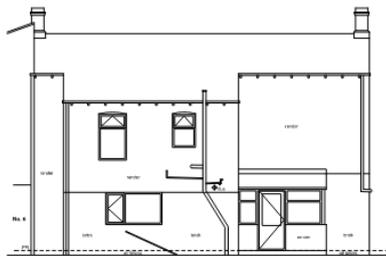
Introduction:

This application seeks full planning permission for the demolition of the existing porch and outbuilding and the erection of two storey rear extension to dwelling.

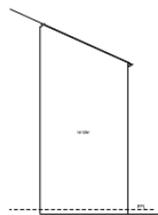
Relevant Site Characteristics

The site fronts on to School Street in Hemingfield. The rear is accessed from and viewable from Garden Street. The site is located within a densely populated residential area of mixed property types. The site consists of a detached dwelling, stone fronted and rendered to the rear. The property has an existing two storey extension and single storey porch extension located on the rear elevation and a small detached brick built outbuilding located within the rear garden. The rear garden is open plan and shared with the neighbouring properties to the west.

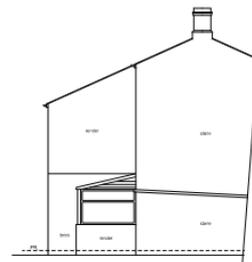
The application site is a detached dwelling within a confined plot. Directly to the east are a pair of semi-detached dwellings which have been extended to the rear and to the east are a pair of modern semi-detached properties. A small gap separates the semi-detached dwellings on both sides. The rear garden is short at only 5.7m in length, with a block of brick built terraced dwellings located beyond the rear boundary facing onto Garden Grove.



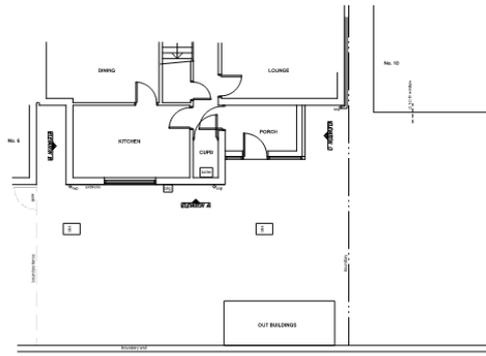
EXISTING ELEVATION A
(1:100)



EXISTING ELEVATION B
(1:100)



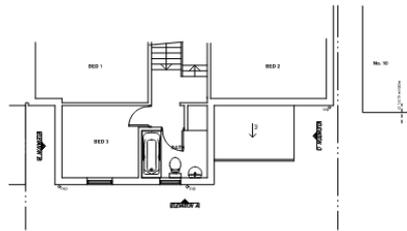
EXISTING ELEVATION C
(1:100)



EXISTING GROUND FLOOR PLAN (1:100)



EXISTING SITE PLAN (1:500)



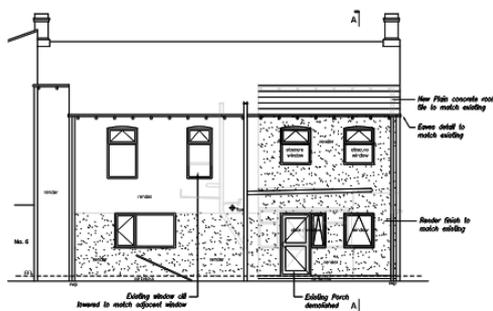
EXISTING FIRST FLOOR PLAN (1:100)

Site History

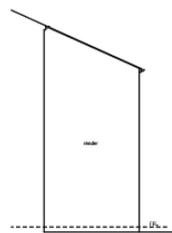
Application Reference	Description	Status (Approved/Refused)
None		
B/82/1572/WW	Extension to dwelling	

Detailed description of Proposed Works

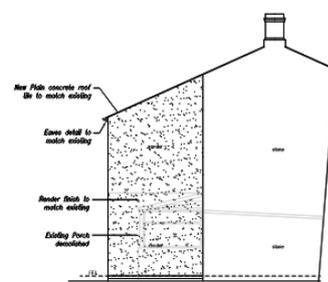
The proposal is to demolish the existing single storey porch and detached outbuilding and erect a two storey rear extension as a continuation of the existing. The extension will project 2.85m to the rear in line with the existing and measure 4.14m across. The proposal will provide a bathroom at first floor level and a utility/study on the ground floor. The proposed extension will be rendered to match the existing and has been designed with a continuation of the existing roof, again in matching tile.



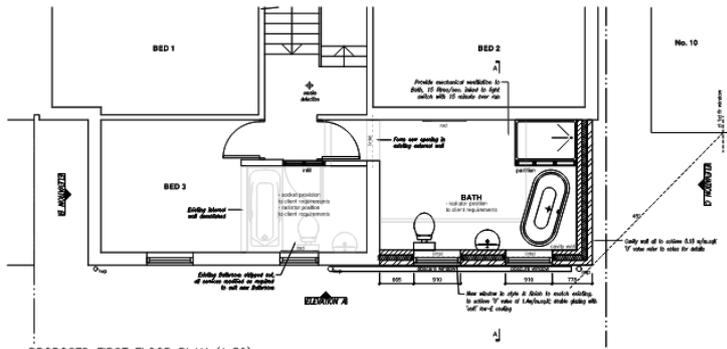
PROPOSED ELEVATION A (1:100)



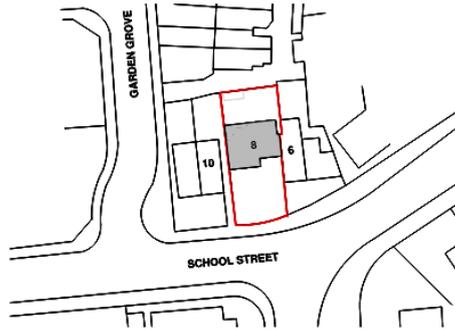
PROPOSED ELEVATION B (1:100)



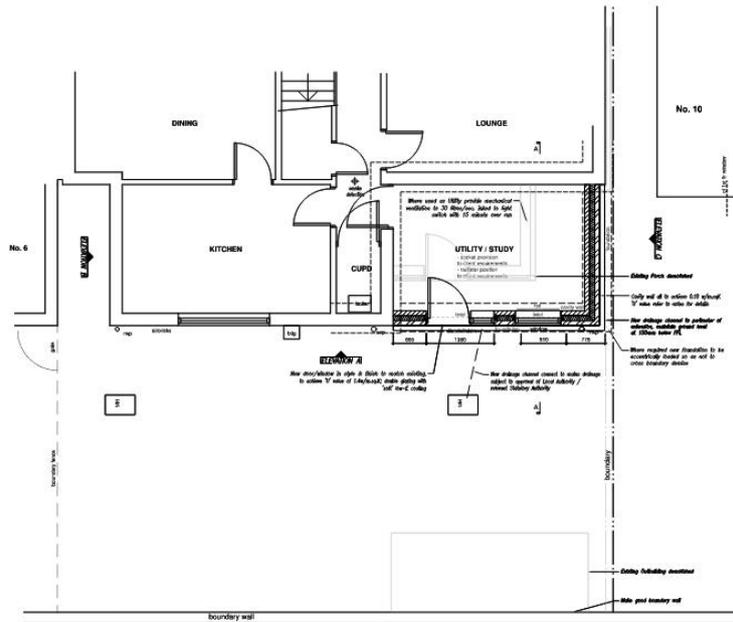
PROPOSED ELEVATION C (1:100)



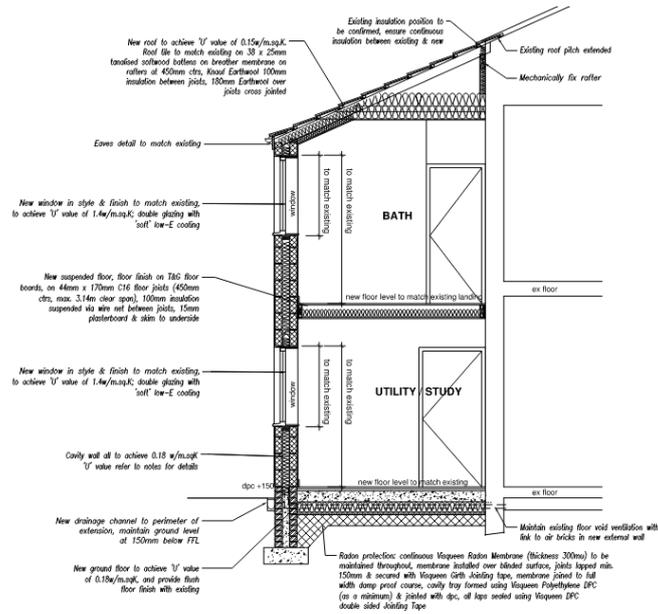
PROPOSED FIRST FLOOR PLAN (1:50)



PROPOSED SITE PLAN (1:500)



PROPOSED GROUND FLOOR PLAN (1:50)



PROPOSED SECTION A-A (1:50)

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 proposed extension is located on the rear elevation, however, due to the location of the property the rear elevation is viewable within the neighbouring street scene of Garden Grove. The rear garden is open plan and shared with the neighbouring dwellings therefore does not have any visual privacy from the surrounding street scene.

SPD: House Extensions provides expectations in relation to the size of proposals. Extensions to the rear of detached dwellings will be considered on their design merits and where no adjacent properties are affected. 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 proposed two storey extension will be a continuation of the existing, with a corresponding projection and will be in matching materials therefore in terms of visual impact the proposal raises no concerns.

The application also proposes to demolish the existing outbuilding within the rear garden. The outbuilding is an inconsequential feature within the site and its loss will have minimal impact within the surroundings.

When taking into account the above in this instance the proposed rear extension 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 in compliance with Local Plan Policy GD1 and House Extensions SPD.

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

Impact on Neighbouring Amenity

The SPD indicates the maximum projection for two storey and single storey extension in relation to semi-detached dwellings, although there is no maximum size for extensions on detached dwellings.

The property is detached however it is located within a restricted site. Due to the confines of the site any extension of the rear elevation will need to be closely examined with regards to the impact on the adjacent properties. Beyond the rear boundary of the site are blocks of terraced properties raising up Garden Grove with the blank elevation facing the site.

Due to the position of the neighbouring properties and the size of the proposed extensions the 45° test should be applied. Generally, the 45° test is applied from the nearest window of the adjacent accommodation to the proposed extension to measure the impact of the proposal in terms of overshadowing. The 45° test has been demonstrated within the floor plans of the proposed. Taking this into account and the site surroundings the proposal is not expected to overshadow either neighbour to an unreasonable amount.

The neighbouring property to the rear has a blank elevation facing the site. SPD guidance states that as a general rule, windows to habitable rooms on an extended property should not be more than 21m from any other properties and a distance of 12m should be

maintained to a blank gable wall. The proposed first floor facing windows serve the bathroom which is not a habitable room and therefore this separation requirement does not apply.

Due to the size and orientation of the proposed extension in relation to the neighbouring properties, the impact has been closely assessed. Taking into consideration the characteristics of the site, the proposal is not expected to cause any disproportionate injurious impact in terms of residential amenity. 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

Whilst the proposals increase the floor space of the dwelling, the number of bedrooms remains unchanged. The erection of the proposed extension and demolition of the existing outbuilding is not expected to negatively impact the existing highways implications.

As such, the scheme is acceptable from a highways development control perspective in compliance with Local Plan Policy T4 New development and Transport Safety.

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 was not necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application.

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.