

**Application Reference:** 2025/0111

**Site Address:** 9 Carron Drive, Mapplewell, S75 6GA

**Introduction:**

This application seeks full planning permission for the erection of a two storey side extension to dwelling.

**Relevant Site Characteristics**

The site is located within a modern housing estate. The site is located at the end of the cul-de-sac on Carron Drive adjacent to the turning head. The site consists of a two storey detached dwelling, constructed with red brick and stone quoins. The property has a pitched roof and is set back from the road with a small garden and off street parking at the front.

The property benefits from a side and rear garden area, and has a detached garage located within the rear garden with a gated entrance to the driveway. The property also has an existing rear conservatory. A wooden pagoda is located at the side of the property reaching over the side parking area and garden.



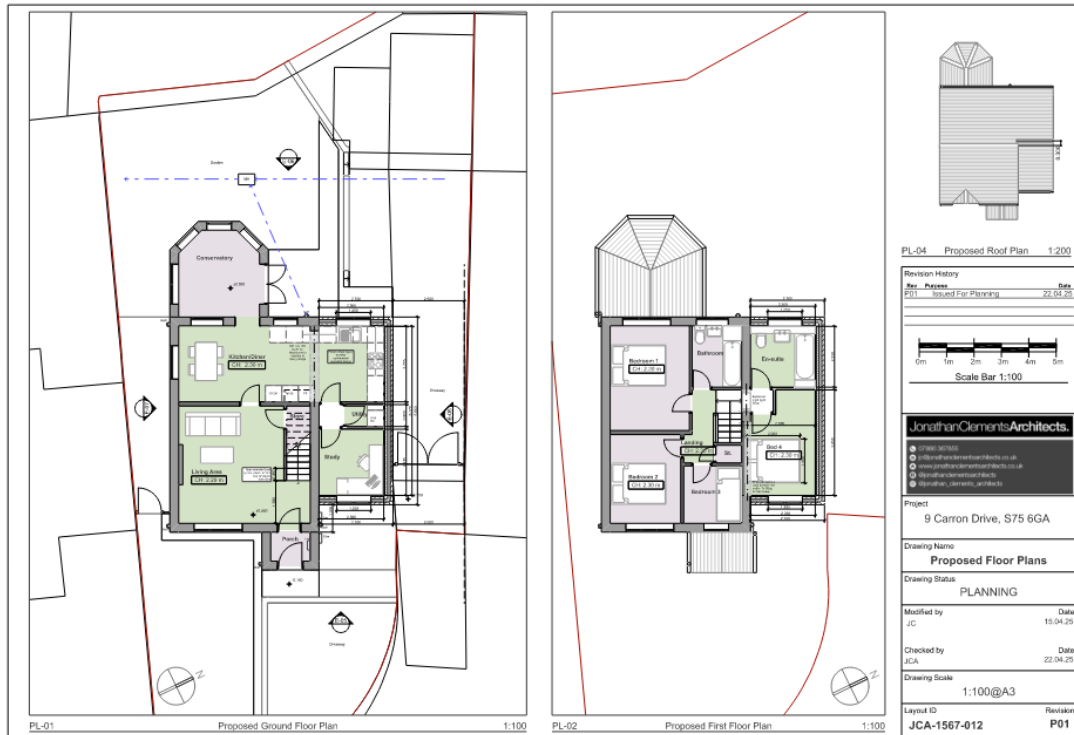


## Site History

| Application Reference | Description | Status (Approved/Refused) |
|-----------------------|-------------|---------------------------|
| None                  |             |                           |
|                       |             |                           |
|                       |             |                           |

## Detailed description of Proposed Works

The proposal is to erect a two storey side extension to the property. The proposal will project to the side 2.7m and is set back from the frontage by 1m with a corresponding step down of the roof line. The extension will be in matching materials. The proposal will create a kitchen extension and study at ground floor level, and an additional bedroom and en-suite at first floor level.



## 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

SPD: House Extensions details that the design of side extensions should reflect the design of the existing dwelling in terms of style and detailing and should not have an excessive sideways projection (more than two thirds the width of the original dwelling).

The proposal meets the principles of the SPD in that it does not have an excessive sideways projection, is in matching materials and will harmonise with the existing property.

The proposal has been designed with a set back and corresponding step down of the roof line to ensure the proposal remains subordinate to the host property.

The proposed materials and design 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

The proposal is for a side extension which will be located adjacent to the turning head of the cul-de-sac. There are no side windows proposed and due to the positioning of the proposal, overshadowing is not expected to occur.

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 proposal is located within the confines of the garden area. The site itself provides over and above the parking requirements for a dwelling of this size. The proposal will not impact the existing levels of off-street parking and therefore there will be no impact upon highway safety. As a result, the proposal is in compliance with Local Plan Policy T4 and SPD: Parking.

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 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.**