

Application Reference: 2025/0636

Site Address: 24 Chapel Close, Shafton, Barnsley, S72 8QJ

Introduction: This application seeks full planning permission for the erection of a first floor extension above the existing porch, two storey extension to the rear and single storey extensions to either side following the demolition of the existing detached garage and rear conservatory.

Relevant Site Characteristics:

Located in a corner of a small cul-de-sac in the village of Shafton, the detached, buff-brick coloured house is sited within a prominent position with neighbouring dwellings to the left (south) and right (north) set at a 90-degree angle to the host dwelling. The dwelling features a large front entranceway, akin to but much larger than a porch, and a garage located close to the rear left corner of the dwelling.

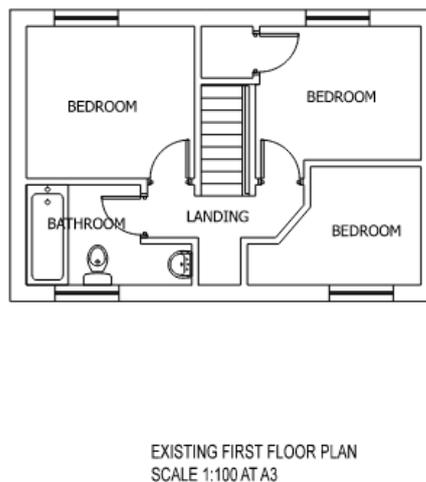
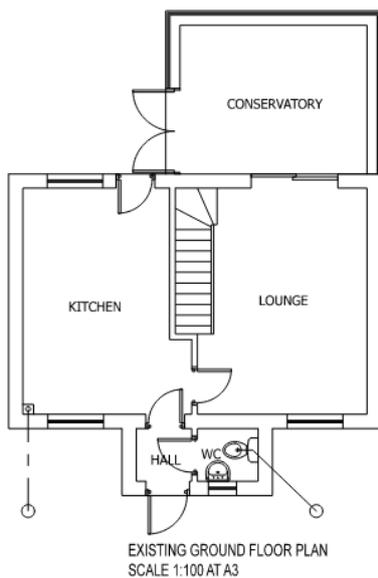
Site History

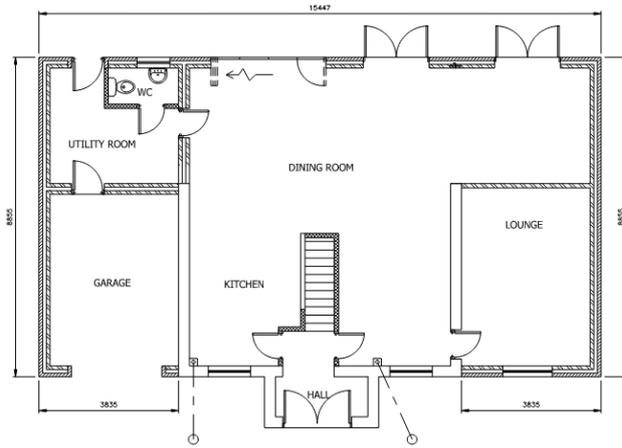
There is no recorded site history since the estate was granted permission in 1994

Detailed description of Proposed Works

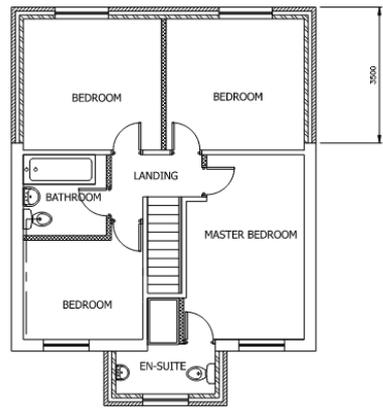
The proposal is firstly for a substantial sized ground floor wraparound extension of approximately 80sqm, which would extend both side elevations around to the rear elevation, where the extension would replace an existing conservatory. Secondly, two first floor extensions are also proposed, the first of approximately 3.1sqm would be constructed above the existing front entranceway (porch). The second first floor extension would be constructed above the proposed new rear aspect (only) of the wraparound extension. Additional works would involve the removal of the existing garage, located within the rear garden. A replacement integrated garage is incorporated within the proposed plans.

Existing and Proposed Plans



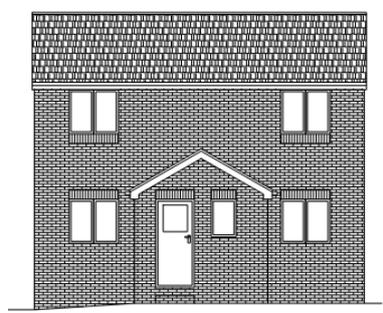


PROPOSED GROUND FLOOR PLAN
SCALE 1:100 AT A3

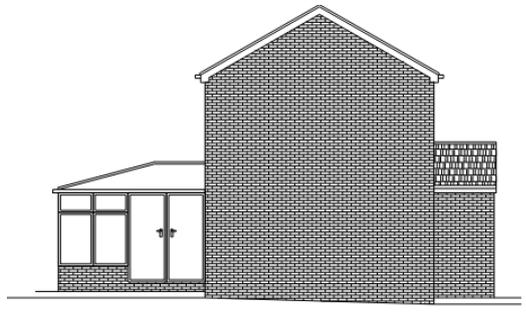


PROPOSED FIRST FLOOR PLAN
SCALE 1:100 AT A3

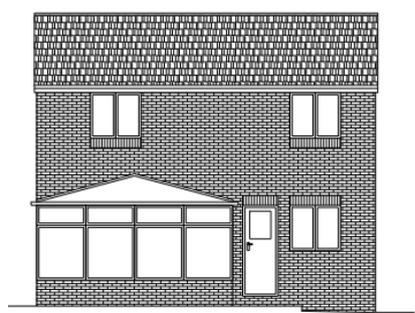
Existing and Proposed Elevations



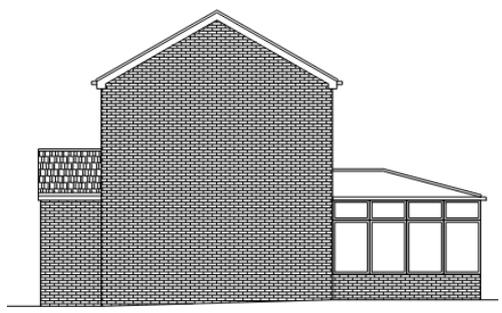
EXISTING FRONT ELEVATION
SCALE 1:100 AT A3



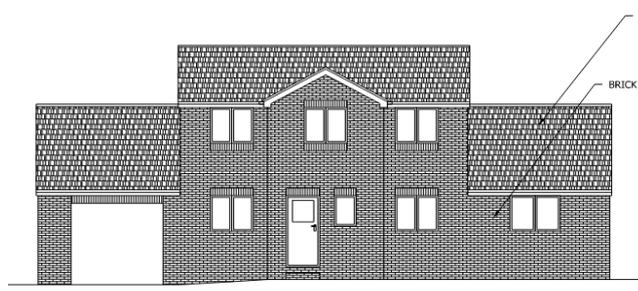
EXISTING END ELEVATION
SCALE 1:100 AT A3



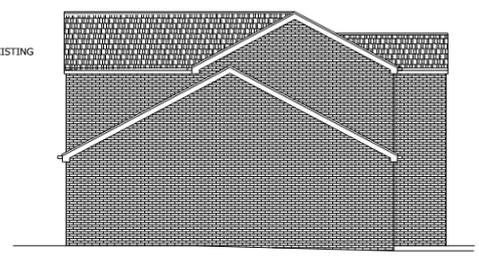
EXISTING REAR ELEVATION
SCALE 1:100 AT A3



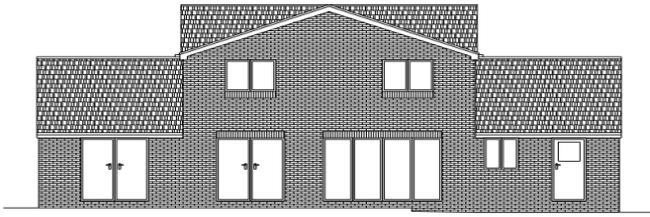
EXISTING END ELEVATION
SCALE 1:100 AT A3



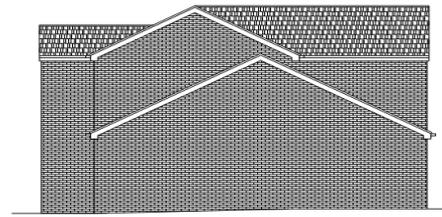
PROPOSED FRONT ELEVATION
SCALE 1:100 AT A3



PROPOSED END ELEVATION
SCALE 1:100 AT A3



PROPOSED REAR ELEVATION
SCALE 1:100 AT A3



PROPOSED END ELEVATION
SCALE 1:100 AT A3

Proposed Site Plan & Proposed Parking



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 comments have been received

Shafton Parish Council – No comments or objections.

Highways: Following consultation with Highways, an objection was initially made. Following a request to the agent for an amended plan, indicating parking provision and access, Highways withdrew their objection and advised on appropriate planning conditions.

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

The site falls within Urban Fabric which has no specific land allocation. 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 SPD guidance for House Extensions and other Domestic Extensions states that side extensions should not exceed two thirds of the width of the original dwelling. There is no limitation on the number of or combined width of multiple side extensions, each side aspect of the proposed extension would be acceptable, as each features a side projection of 3.84m, which is just less than fifty percent of the original 7.77m width of the original dwelling.

For rear extensions, the same SPD guidance states that a minimum distance of 10m should be maintained between the windows in a first-floor extension and the rear boundary treatment where it adjoins a neighbouring garden. 21m between habitable room windows that directly face one another or 12m meters if the windows face a blank elevation.

There is no neighbouring property directly to the rear the dwelling faces a paddock. The closest residential garden situated approximately 40m away, therefore the proposal is unlikely to introduce any overlooking or loss of privacy and comfortably exceeds the distances set out in the SPD.

The scale of the proposed front extension would be very modest, with an approximate 3.14 sqm ensuite bathroom being created above the existing entrance way which projects out from the main aspect of the principal elevation by approximately 1.6m.

Whilst very large, the proposed wrap around extension would only have a moderate impact upon the design and character of the dwelling. With the two side extensions being of equal size

and ground floor only, although featuring dual pitched roof heights of up to 5.33, due to ground level differences; as the roof heights match the dwelling's original eaves height, they provide balance to, and demonstrate subordination to the host dwelling. As mentioned above, with the front extension being very modest in size, it would have a limited impact on the overall design and character of the dwelling.

The proposal, although substantial would not significantly be overbearing nor appear out of character with the immediate, or broader street scene which features several more enlarged dwellings.

With everything considered, the overall impact of the proposal on the scale, design and character of the dwelling would be considered to be limited. As such is compliant with local policies GD1 and D1, which carries moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

The design of the proposal limits the two-storey aspect to the width of the original dwelling and it projects out only 3.5m, this is in line with the guidance set out in the SPD. As such, the neighbouring dwellings to either side of the dwelling should not be significantly impacted, and as noted above, the closest dwellings to the rear are over 40m away, at the other side of a paddock.

With no side windows proposed, the potential impact on the two neighbours approximately 6.9m to the right (north) of the proposed extension, and one neighbour approximately 8.5m to the left (south) of the proposed extension, would just be the approximate 5.18m and 5.33m maximum height, respectively, of the ground floor extensions. The height difference due to land levels. The height of the extensions is larger than the 4m maximum height allowable for an extension constructed through permitted development but much less than a two-storey extension side extension which may have been proposed, and which would have been like other extensions within the estate.

Due to the positioning of No.26 to the south it is unlikely that the proposal would cause overshadowing. In this instance No 22 is more likely to be impacted given its positioning directly north of the host property. However, given the proposed side elevation of the rear extension would be located approximately 12m away from No 22's front elevation this meets the guidance set out in the SPD. Furthermore, the windows directly opposite appear to serve a landing and bathroom window as such the loss of light to any habitable rooms would be limited.

The proposal would have a limited impact on neighbouring dwellings and is therefore compliant with local Policies GD1 and D1 of the Local Plan. This carries moderate weight in favour of approval.

Highways

Unusually whilst the dwelling would have originally maintained two parking spaces, despite the proposed garage being of an insufficient size to be considered as an official parking space, a Highways DC consultation confirmed a query that the parking provision impacted on access to neighbouring dwellings. This initially resulted in a highways objection to the proposal, but upon

review of revised plans which indicated alternative in curtilage parking provision, subject to planning conditions, the Highways objection was withdrawn,

The proposal now offers adequate on-site parking provision without obstructing access for neighbouring dwellings. As such there would be no impact on highway safety and the proposal is in accordance with policy T4 of the Local Plan.

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

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:

- In accordance with a request from Highways, an amended plan was provided to provide two in-curtilage parking spaces which did not hinder access to nearby residents.
- There was an error on the originally submitted elevations, once highlighted this was quickly corrected with revised elevations submitted.

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

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.