

Application Reference: 2025/0715

Site Address: 5 Bude Court, Monk Bretton, Barnsley, S71 2QP

Introduction: Erection of two storey front extension to dwelling

Relevant Site Characteristics

The property is a semi-detached dwelling within the Monk Bretton area. The area is characterised by a mixture of detached and semi-detached dwellings. Matching materials to the site are consistently used.

The site provides a modest rear garden and a small garden to the front of the dwelling. Parking facility for 2 cars is available to the front of the dwelling. The dwellings is constructed from yellow buffed brickwork. A pitched, tiled roof is used. The dwelling provides an internal garage with a pitched roof.

Planning History

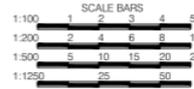
Application Reference	Description	Decision
B/79/1637/BA	Erection of 23 dwellings and garages with associated sewers for remaining area of estate	Historic Decision
B/80/1094/BA	Residential development	Permission Granted
B/83/1024/BA	Substitution of house types	Historic Decision

Detailed description of Proposed Works

The applicant is seeking permission to erect a two-storey extension to the front of the dwelling. The proposed extension would project forward approximately 2 metres at ground floor level and approximately 2.5 metres at first floor level. The extension would bring the front elevation in line with the current integral garage projection. A gable roof form is detailed to intersect the existing pitched roof form. The proposal details two first floor windows servicing a bathroom and a bedroom. Glazing is detailed to the ground floor servicing the kitchen/Diner and a window servicing a ground floor toilet. A front door is detailed between the ground floor toilet window and kitchen/diner window. Matching materials are detailed throughout.

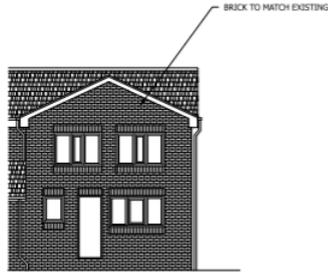
Drawing No.	Rev No.
MMCD01 -003	A

IF IN DOUBT ASK!

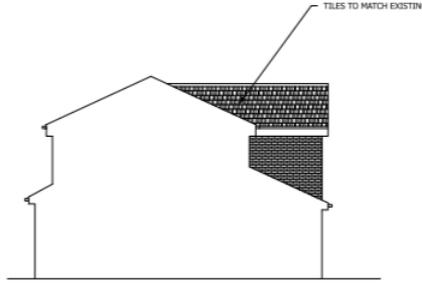


DO NOT SCALE: Contractor to check all dimensions and report any omissions or errors

NOTES



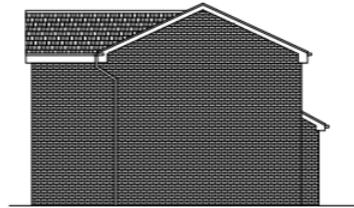
PROPOSED FRONT ELEVATION
SCALE 1:100 AT A3



PROPOSED END ELEVATION
SCALE 1:100 AT A3



PROPOSED REAR ELEVATION
SCALE 1:100 AT A3



PROPOSED END ELEVATION
SCALE 1:100 AT A3

A	Description	REV	DATE	BY	CHKD
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Client: MR. M CWIKIZICZ

Drawing Title: PROPOSED ELEVATIONS

Address: 5 BUDE COURT
MONK BRETTON
BARNLSLEY
S71 2QP

Project Title: PROPOSED TWO STOREY
FRONT EXTENSION

Planning Ref: PLANNING

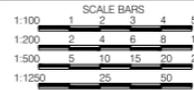
Issue Title: FIRST ISSUE

Rev	By	Date	Description
1	J.P	27/03/2023	Issue for Planning

Project No.	MMCD01	Issue No.	003	Revision	A
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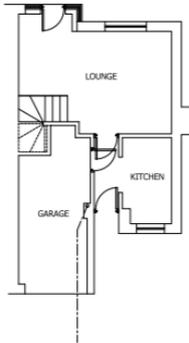
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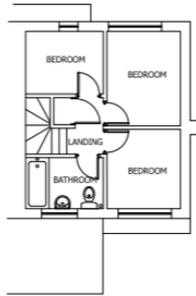


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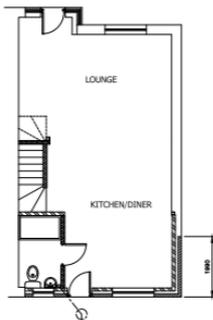
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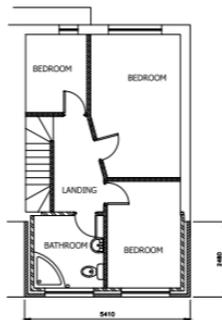
EXISTING GROUND FLOOR PLAN
SCALE 1:100 AT A3



EXISTING FIRST FLOOR PLAN
SCALE 1:100 AT A3



PROPOSED GROUND FLOOR PLAN
SCALE 1:100 AT A3



PROPOSED FIRST FLOOR PLAN
SCALE 1:100 AT A3

A	Description	REV	DATE	BY	CHKD
1	1:100				

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Client: MR. M CWIKIZICZ

Drawing Title: PROPOSED PLANS

Address: 5 BUDE COURT
MONK BRETTON
BARNLSLEY
S71 2QP

Project Title: PROPOSED TWO STOREY
FRONT EXTENSION

Planning Ref: PLANNING

Issue Title: FIRST ISSUE

Rev	By	Date	Description
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Project No.	MMCD01	Issue No.	004	Revision	-
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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 representation were made.

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 where 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 Supplementary Planning Document for House Extensions states 'The front elevation of a building is the most important for its contribution to the street scene. Generally, therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene or cause overshadowing to neighbouring dwellings. Large extensions and conservatories are likely to appear particularly intrusive and will not normally be acceptable.'

The proposed front extension provides a forward projection approximately 2.5 metres forward of the first-floor elevation. This does provide a significant forward projection, however the projection would provide a front elevation no further forward than the existing ground floor garage elevation. The use of a gable roof form does differ from properties in the street scene, however some gable features are evident. Addresses 2 and 4 Bude Court provide a gable element to the street scene along with the two-storey side/front extension to 11 Bude Court. Neighbouring gable elevations are therefore prevalent enough to consider the proposal to not detrimentally detract from the character of the street scene.

Glazing servicing the first-floor front bedroom is replicant of the existing first floor front bedroom glazing. Glazing to service the first-floor bathroom is increased in size over the

existing bathroom windows, however, is not considered to detract from the character of the dwelling and does in fact provide a more symmetrical feel to the dwelling. In addition, this feature could be altered under Permitted Development. Glazing servicing the bathroom will be conditioned to be obscured glazing in order to protect the privacy of both the applicant and the public.

Ground floor glazing is proposed to service a Diner/Kitchen room. The size and scale of this window is an increase on the existing windows, however, does not detract from the character of the dwelling. The glazing does provide a more symmetrical frontage to the dwelling and allows for more light into the property. Glazing has been proposed to service a ground floor toilet. This glazing will be conditioned to be obscured glazing in order to protect the privacy of both the applicant and the public.

The proposed front door has been positioned in a location replicant of the existing front elevation. This assists in ensuring elements of the proposal remain in keeping with the original dwelling and the character of the site and street scene.

The use of matching materials is welcomed and further assist in retaining the character of the site.

It is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making and as such carries significant weight in favour of the application.

Impact on Neighbouring Amenity

The proposed extension would be erected to the south of adjoined 3 Bude Court. The proposal does provide a substantial forward projection which will cause some levels of loss of light. This has been lessened by a set in from the boundary by approximately 0.6 metres. Furthermore, the nearest window which would be impacted by the proposal is an obscured glazed window servicing a bathroom window, this window would therefore not be considered a habitable room. The proposal would therefore have limited impact on habitable neighbouring living space.

It is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1 General Development. This carries significant weight in favour of the application.

Highways

The proposal does not result in an increase in bedroom facility however would result in the loss of the internal garage as a parking facility. It is considered the site would still allow for parking for two cars to the front of the property. Additionally, the adjoined neighbour has received permission for the removal of their internal garage, and no concerns have since been outlined. The proposal would therefore not have a detrimental impact on highway safety.

As such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety. This carries moderate weight in favour of the application.

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 been necessary to make contact with the applicant to request amendments to the proposal to provide existing and proposed elevations which confirm the position of the proposed front door.

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.

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
2. The development hereby approved shall be carried out strictly in accordance with the amended plans

Proposed Elevations MMC001 DwgNo:003 Rev:A
Proposed Plans MMC001 DwgNo:004

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. The external materials shall match those used in the existing building.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.
4. The first-floor window servicing a bathroom and the ground floor window servicing a W/C on the front elevation of the building shall at all times be fitted with obscure glass to Pilkington Level 4 obscurity or equivalent and retained as such thereafter.
Reason: To safeguard the privacy and amenities of the applicant and in the interests of the amenities of local residents and in accordance with Local Plan Policy GD1 General Development.

Informatives

- 1) The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

- 2) This permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant.