

Application Reference: 2025/0765

Site Address: 6 South Close, Royston, Barnsley, S71 4NT

Introduction: Removal of existing conservatory and erection of single storey rear extension to dwelling

Relevant Site Characteristics

The application relates to a detached dwelling within the Royston area. The property is constructed from red brickwork and provides pitched roof. A two-storey extension is located to the rear of the dwelling along with a single storey conservatory extension. The site provides a modest front and rear garden along with a drive to the north of the dwelling.

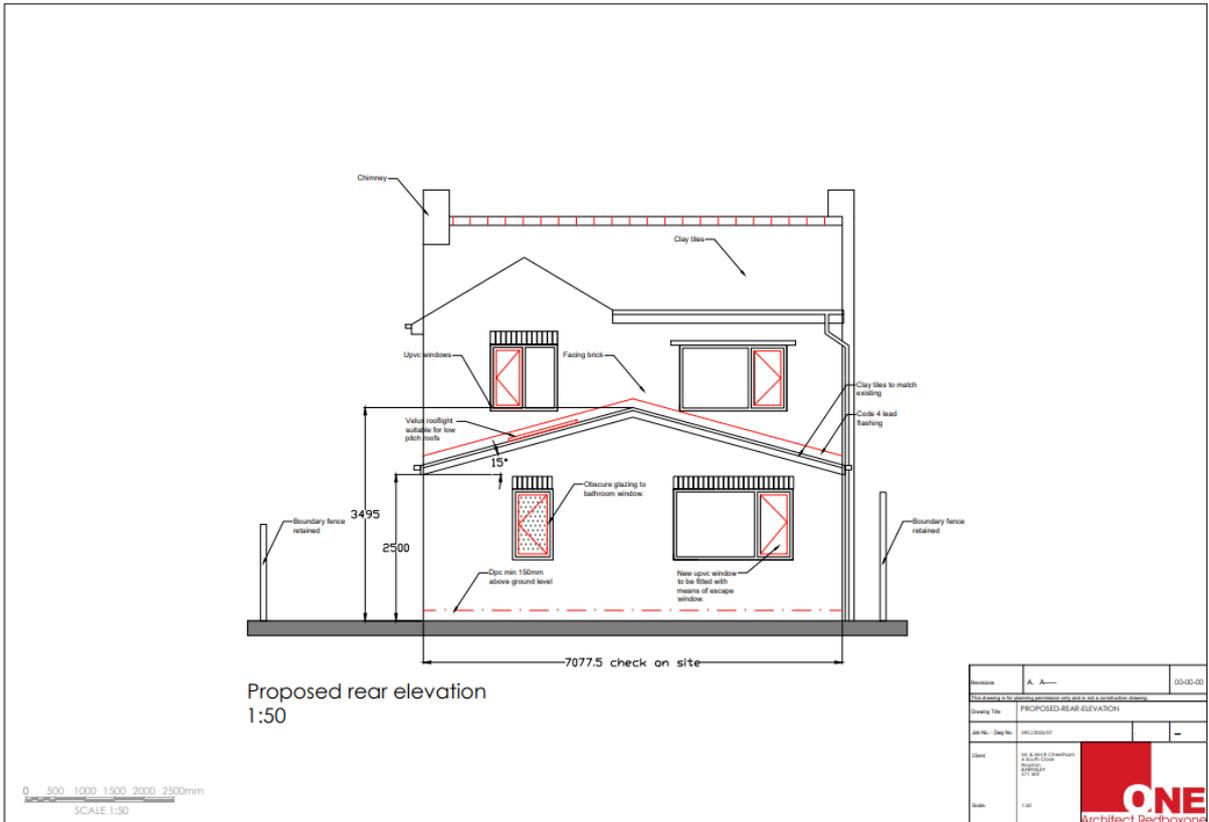
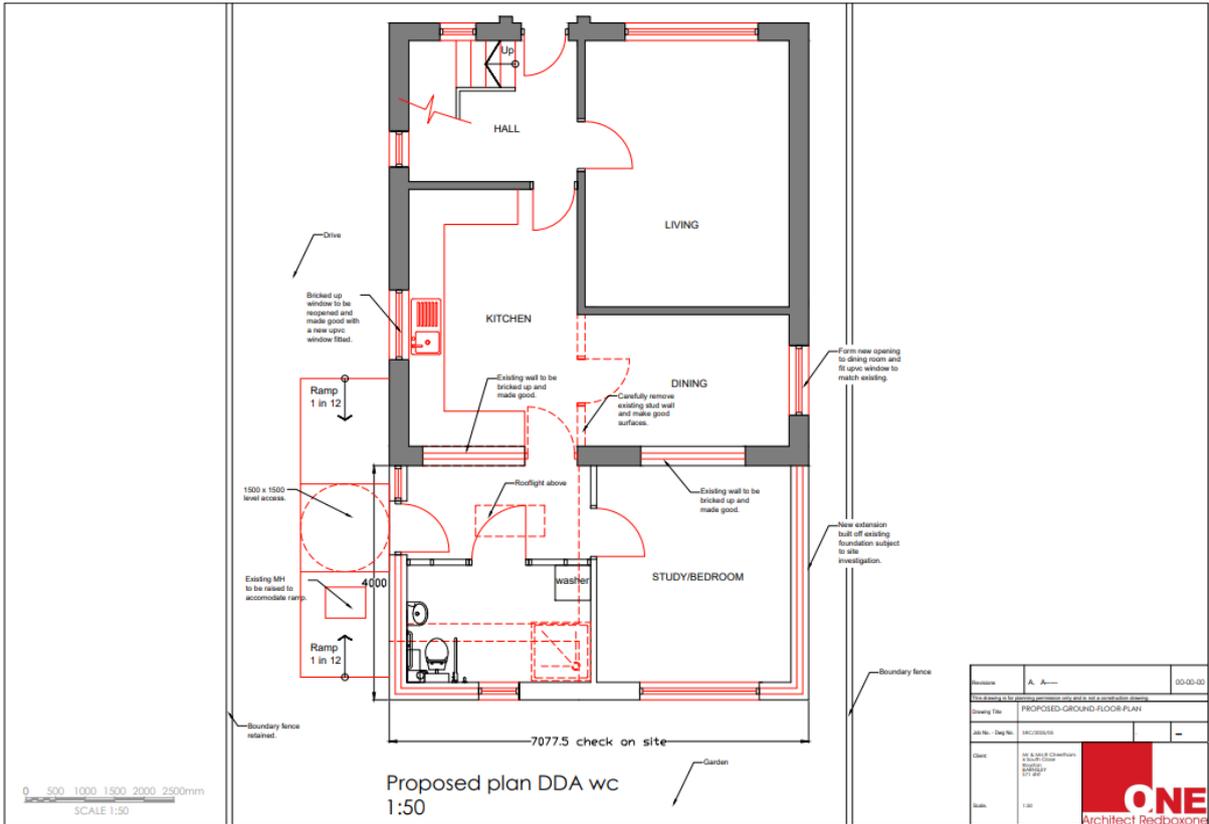
Surrounding properties on the street scene are predominantly detached properties with some semi-detached properties. Red brickwork is used in the street scene along with pitched or hipped roof styles.

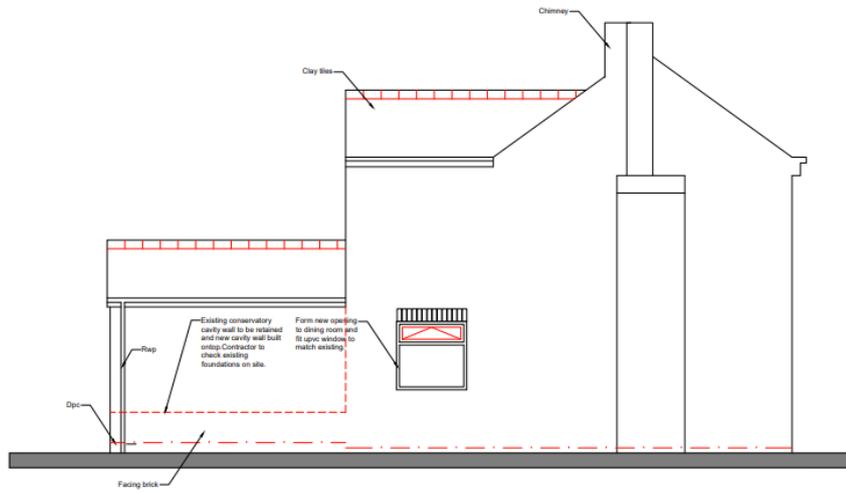
Planning History

Reference	Description	Decision
B/74/1170/RO	2 Storey extension to dwelling house	Historic
2007/1676	Erection of a rear conservatory to dwelling	Approve with Conditions

Detailed description of Proposed Works

The applicant is seeking permission to replace an existing rear conservatory with a single storey rear extension. The extension would have a rear projection of approximately 4 metres and an approximate width of 7 metres, spanning the full width of the property. A gable roof form is proposed with an approximate eaves height of 2.5 metres and an approximate ridge height of 3.5 metres. A window is detailed to the south of the rear elevation servicing a study/bedroom and an obscured window is detailed to north of the rear elevation servicing a bathroom. An access ramp is proposed to the north of the proposal providing disabled access to a proposed north elevation door. A rooflight is proposed to the north roof plane of the proposal. Matching materials are detailed throughout.

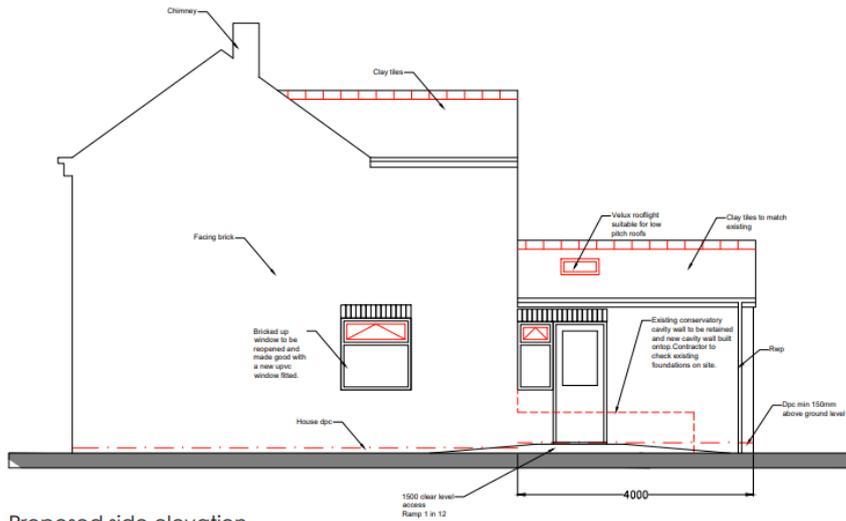




Proposed side elevation
1:50

0 500 1000 1500 2000 2500mm
SCALE 1:50

Revision	A, A—	00-00-00
This drawing is for planning permission only and is not a construction drawing.		
Drawing Title	PROPOSED-SIDE-ELEVATION	
Job No. - Dep No.	1802200106	—
Client	MR & MRS G. CHAMBERS 14 BURN CLIFF DUNDEE DD7 4JF	
Scale	1:50	



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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 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 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 'Single storey extensions to the rear of terraced houses should not exceed 3.5 metres in projection and where they exceed 3 metres in length the eaves height should not exceed 2.5 metres. On semi-detached dwellings an extension should not project more than 4 metres and again, the eaves height should not exceed 2.5 metres where the extension would project beyond 3 metres.'

The proposed rear extension would project approximately 4 metres to the rear and have an approximate height of 3.5 metres. Given the above dimensions, the proposal could be erected under permitted development. The size and scale of the proposal is therefore considered acceptable. The use of a gable roof form is welcomed along with the use of matching materials.

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 substantial weight in favour of the application.

Impact on Neighbouring Amenity

The proposed rear extension would provide a rear projection no greater than the existing rear conservatory extension. The proposed height of the proposal is only marginally greater than the existing conservatory. The use of a gable roof form allows for the proposal to provide an eaves height of approximately 2.5 metres nearest to neighbouring boundaries. The impact nearest neighbours is therefore reduced to a similar impact of the existing conservatory. In addition, existing boundary treatment substantially screens the proposal and any side elevation windows and doors. The proposal is therefore considered not to have a detrimental effect on residential amenity.

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 substantial weight in favour of the application.

Highways

The proposal would result in an additional bedroom; however, parking facility is not impacted. The site currently provides parking facility for at least two cars.

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 significant 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 not been necessary to make contact with the applicant regarding any amendments.

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.