

Application Reference: 2025/0774

Site Address: 372 Pontefract Road, Lundwood, Barnsley, S71 5JY

Introduction: Erection of single storey front, single storey side and single storey rear extensions and rendering of property.

Relevant Site Characteristics

The application relates to a semi-detached bungalow within the Lundwood Area. The property is constructed from yellow brickwork and provides a hipped tiled roof with gable roofed front features. A substantial driveway is located to the front of the dwelling along with a substantial rear garden.

The surrounding area is characterised by predominantly detached dwellings with pitched roofs. Predominantly brickwork is used with occasional render.

Planning History

Reference	Description	Decision
B/96/0358/BA	Erection of front and side single-storey extensions	Permission Granted

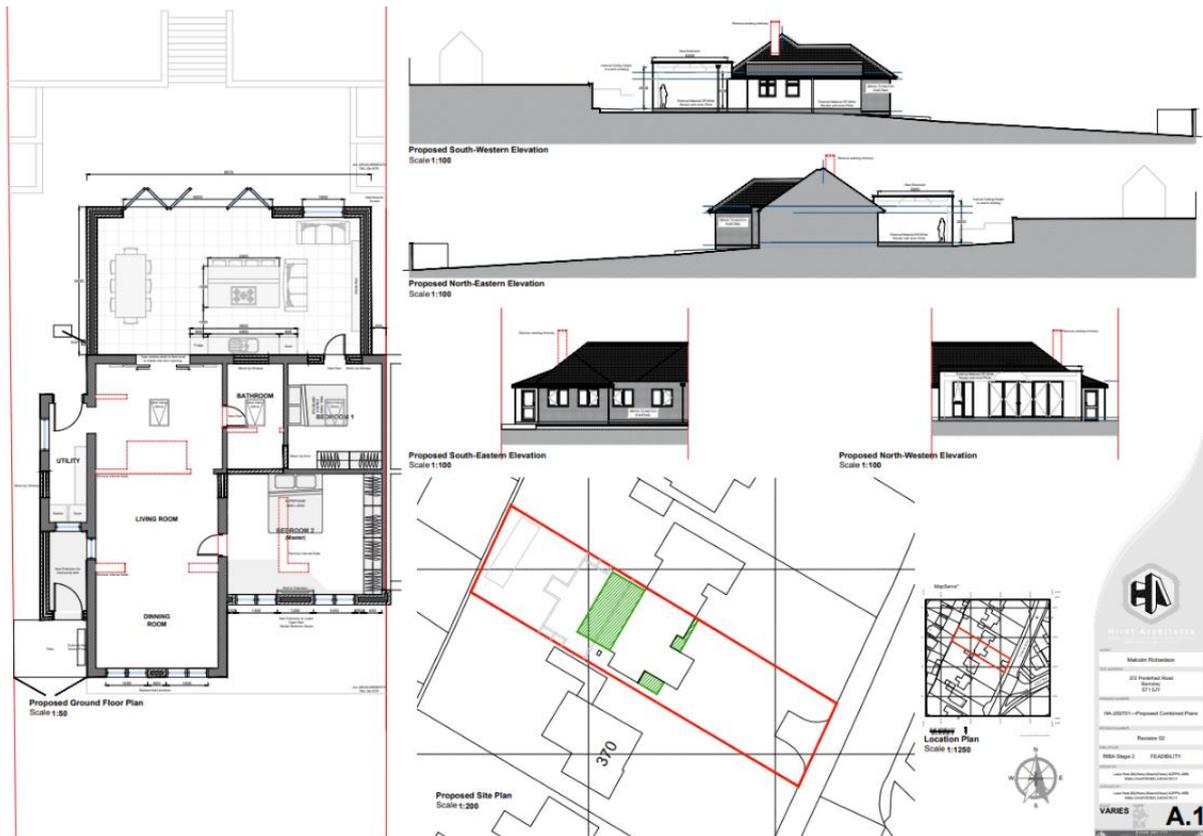
Detailed description of Proposed Works

The applicant is seeking permission to erect a single storey flat roofed rear extension, a single storey side extension and a single storey front extension. The proposed rear extension would have a rearward projection of approximately 5 metres and an approximate width of 9.5 metres. A flat roof is proposed with a total height of approximately 3.4 metres. Bifold doors are proposed to the rear elevation spanning approximately 5 metres along with a rear window spanning approximately 1.4 metres.

A front extension is proposed with a forward projection of approximately 1.5 metres forward of the existing doorway and approximately 0.5 metres forward of the existing bay window. A flat roof is proposed with a total height of approximately 2.8 metres. Two windows have been proposed to service the proposed bedroom.

A side extension has been proposed with a projection forward of the existing side extension of approximately 3 metres and a sideways projection of approximately 1.5 metres. A lean to roof form has been detailed. A door is proposed to the front elevation of the extension.

The front elevation has been proposed to be constructed from Brickwork matching the existing dwelling. The side and rear elevations have been proposed to be rendered in 'Off White'.



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 design of a single storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling).

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 rear extension would provide a significant rearward projection of approximately 5 metres. The use of a flat roof and render is not preferred, however given the proposal could be erected under a prior-notification application (subject to matching materials), restricting the proposal would not be prudent. Additionally, the proposal would be screened from the street scene by the remainder of the property and would therefore not impact the street scene.

The proposed side extension provides an insignificant sideward projection. The proposed sideward projection is significantly less than two thirds of the dwelling and is no greater than the existing extension the proposal is detailed to front. A lean to roof form has been used which is in keeping with the existing side extension and retains the character of the dwelling. The use of render is not preferred but is considered acceptable given this is a minor elevation adjoined to the side of the dwelling, plus the existing render evident in the streetscene.

The proposed front extension provides a minor forward projection. Although flat roof elements are generally avoided within the street scene, given the minor projection of the proposal and the difficulty in providing a roof with a pitch, the flat roofed element is considered acceptable on this occasion. Additionally, the dwelling is substantially set back

from the highway and so the proposal would have a lessened impact on the street scene. The use of matching materials to the front elevation is welcomed and allows the proposal to remain in keeping with the dwelling.

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 rear extensions provides a significant rearward projection at approximately 5 metres however, given no objection have been received, the proposal could be erected under a prior-notification application and therefore not require planning permission. The rearward projection is therefore considered acceptable. No side windows have been detailed, preventing any opportunity for overlooking. The proposal is to the south of the adjoining 374 Pontefract Road, however, provides a projection only 1 metre greater than the advisable rearward projection outlined within the House extensions SPD.

The proposed front extension provides a projection forward of the front elevation approximately 0.5 metres nearest the northern adjacent property. This projection would be to the south of this adjacent property, however, would not intersect the 45-degree angle of the adjacent neighbouring window. And would therefore not have a detrimental impact upon neighbouring loss of light and outlook or over dominance.

The proposed side extension follows a size and scale replicant of the existing side extension and would therefore not provide any concerns over and above the existing site characteristics.

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 would not result in an additional bedroom or the loss of any parking facility.

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 been necessary to make contact with the applicant regarding an amendment of the materials to the front elevation to provide matching brickwork as opposed to render.

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

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

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

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.