

Application Reference Number:	2025/0934.
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Application Type:	Full.
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Proposal Description:	<i>Removal of existing conservatory and the erection of a single storey side and rear extension to the existing residential care home annexe to provide additional living accommodation.</i>
Location:	<i>37A Norfolk Road, Great Houghton, Barnsley, S72 0DT.</i>

Applicant:	<i>Community Places Ltd.</i>
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Third-party representations:	<i>None.</i>	Parish:	<i>Great Houghton.</i>
		Ward:	<i>North East.</i>

Summary:
<p>The applicant is seeking planning permission for the removal of an existing conservatory on the west elevation of the existing residential care home annexe and the erection of a single storey extension to the side and rear to provide additional living accommodation.</p> <p>The proposal would measure approximately 4.2 metres (W) x 10.4 metres (L) x 4.7 metres (H) and would be constructed of closely matching external materials.</p> <p>The proposal complies with the relevant local and national planning policies and guidance and is considered acceptable regarding residential amenity, visual amenity and highway safety. Therefore, planning permission should be granted subject to necessary conditions.</p> <p>The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).</p> <p>Recommendation: APPROVE subject to conditions.</p>

Site Description

The application relates to a modest plot located on the north side of Norfolk Road which is bounded by Sandhill Recreation Ground to the west and north and in an area that is principally residential and characterised by detached and semi-detached bungalows and semi-detached two-storey dwellings of a similar scale and appearance.

The property in question is a modest stone-fronted bungalow constructed of pale coloured brick with a concrete tiled pitched roof. It is fronted by some soft landscaping bounded by a low brick wall with an existing driveway. A single storey detached garage to the east within the plot has recently been removed. A conservatory is located on its west side elevation with a small, detached outbuilding to the northwest corner. The property is elevated from the street level with the topography of the area falling north-to-south. The site is bounded by timber fencing to the north, east and west.

Whilst the property in question has the appearance of a domestic dwelling, it serves as an ancillary residential care unit in connection with an existing larger facility located approximately 90 metres to the northwest at 43 John Street.



Planning History

B/79/1871/HR	Erection of 1no. dwelling.	Historic.
B/82/1255/HR	Erection of bungalow and formation of vehicular access.	Approved.
2025/0056	Proposed side annexe extension.	Approved.

Proposed Development

The applicant is seeking planning permission for the removal of an existing conservatory on the west elevation of the existing residential care home annexe and the erection of a single storey extension to the side and rear to provide additional living accommodation.

This application follows the approval of an extension on the east elevation under planning application 2025/0056. Because of unforeseen drainage issues the Applicant has confirmed that this approved scheme will not be progressed or implemented.

The proposal would measure approximately 4.2 metres (W) x 10.4 metres (L) x 4.7 metres (H) and would be constructed of closely matching external materials.



Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. The following Local Plan policies are relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy LG2: The Location of Growth.*
- *Policy GD1: General Development.*
- *Policy POLL1: Pollution Control and Protection.*
- *Policy D1: High quality design and place making.*
- *Policy T3: New Development and Sustainable Travel.*
- *Policy T4: New Development and Transport Safety.*
- *Policy BIO1: Biodiversity and Geodiversity.*

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, the Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF 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. The 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 (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *Section 2: Achieving sustainable development.*
- *Section 4: Decision-making.*
- *Section 8: Promoting healthy and safe communities.*
- *Section 9: Promoting sustainable transport.*
- *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 this guidance 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 following SPDs are relevant in this case:

- *Design of Housing Development (Adopted July 2023).*
- *Biodiversity and Geodiversity (Adopted March 2024).*
- *Parking (Adopted November 2019).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Other Material Considerations

- *South Yorkshire Residential Design Guide 2011 (SYRDG).*

Representations

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended).

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 were received.

Consultations

Great Houghton Parish Council	<i>No objection(s).</i>
Local Ward Councillors	<i>No comments received.</i>

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 unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

Extensions and alterations to existing buildings are acceptable in principle if the development would remain subservient and be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Impact on Residential Amenity, Health and Pollution Control

Extensions and alterations to existing buildings are acceptable if the proposed development would not adversely affect the amenity of neighbouring properties or future occupants.

Regarding overshadowing impact, the proposed extension would be erected adjacent to the Sandhill Recreation Ground and not near adjacent neighbouring properties. The proposal would maintain the existing eaves height and would also be set below the existing ridge.

Regarding overlooking and loss of privacy impact, new apertures would be limited to the north (front) and south (rear) elevations of the proposed extension. Secondary windows would be located on the west (side) elevation. An undesirable separation distance would be maintained to the rear boundary. However, the rear habitable room window would benefit from some screening from existing boundary fencing which could maintain the privacy of any potential future occupant(s) to a reasonable degree. The side-facing window serving a washroom would also benefit from some screening from existing boundary fencing. Notwithstanding this, the window could be seen from the adjacent public realm and therefore, obscure glazing will be secured by condition to maintain reasonable levels of amenity for the occupant(s) of the application property.

Regarding reduced outlook impact, an undesirable separation distance would be maintained to the rear boundary. However, the rear window of the proposed extension would serve a secondary sitting room that would benefit from other apertures. A larger sitting room would also be retained within the existing property where outlook would not be affected.

The proposed annexe extension would consist of a washroom, single bedroom and living and dining area with a kitchenette. Whilst the washroom and bedroom would comply with SYRDGs' minimum internal space standards, the living and dining area with kitchenette would fall short. A larger kitchen and sitting room within the existing property would however remain available and accessible for use by all occupants. All habitable rooms would benefit from reasonable access to natural light.

It is acknowledged that there could be some disruption and nuisance caused to people in the locality during construction works. However, any impact is anticipated to only be temporary and construction hours will be controlled by condition.

Considering the above, this is considered to weigh significantly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding residential amenity.

Impact on Visual Amenity

Extensions and alterations to existing buildings area acceptable if the development would remain subservient and be of a scale and design appropriate to the host property and would not significantly alter or detract from the character of the street scene.

The proposal is for an attached annexe to an existing small residential care unit. The existing building has the appearance of a detached bungalow, and the proposal would result in the appearance of a domestic extension, which would be in-keeping with the residential character of the locality.

The proposed annexe extension would adopt a sympathetic form and appearance, including a width that would not be more than two thirds the width of the original building, a restrained rear projection, a pitched roof with a rear gable projection maintaining the existing eaves height and being set below the existing ridge, and the use of closely matching external materials. The extension would therefore appear subservient and would not significantly alter or detract from the character of the street scene.

Considering the above, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and is considered acceptable regarding visual amenity.

Impact on Highways

The proposed development is not considered to be prejudicial to highway safety as, while a previous detached Grimston-type garage has since been removed, the garage was not of a sufficient size to be counted towards the sites' off-street parking provision. Moreover, the proposal would not result in a requirement to provide additional off-street parking spaces and an existing driveway to the front would be retained, which could accommodate two vehicles side-by-side.

Considering the above, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.

Impact on Biodiversity and Geodiversity

In England, Biodiversity Net Gain (BNG) became mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and means developers must deliver a BNG of 10%. This proposal falls within the de minimis exemption and is therefore not subject to BNG in this instance.

The proposal is therefore considered to comply with Local Plan Policy BIO1: Biodiversity and Geodiversity and is considered acceptable.

Other Matters

This application follows the approval of an extension on the east elevation under planning application 2025/0056. Because of unforeseen drainage issues the Applicant has confirmed that this approved scheme will not be progressed or implemented.

While the Applicant has confirmed the previous planning permission under 2025/0056 would not be progressed or implemented it remains that this permission could be still be implemented. Usually, a unilateral undertaking would be pursued to void the previous permission. However, unusually, in this instance, having considered both the previous and current schemes, their implementation together, if pursued, would not significantly adversely impact on residential amenity, visual amenity or highway safety. Consequently, it is not considered necessary to pursue a unilateral undertaking.

Planning Balance and Conclusion

In accordance with the provision of paragraph 11 of the NPPF (2024), the proposal is considered in the context of the presumption in favour of sustainable development.

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant local and national planning policies and guidance. Therefore, planning permission should be granted subject to necessary conditions.

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 representations, 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.