

Application Reference: 2025/0276

Site Address: 266 Barnsley Road, Hoylandswaine, Barnsley, S36 7JA

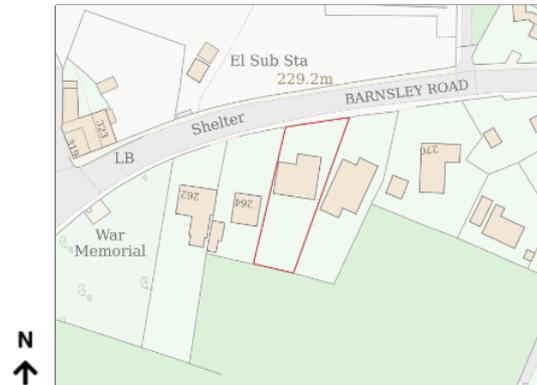
Introduction: This application seeks full planning permission for the erection of single storey rear extension, alterations to existing front raised terrace and access steps, new windows & doors and proposed front porch

Relevant Site Characteristics

The site is located on Barnsley Road just off the A628 in the village of Hoylandswaine. The site comprises a large detached three bed dwelling. The property is split level dwelling with two stories at the front incorporating a double garage at ground floor level reducing to single storey at the rear. The living accommodation is all located on a single floor at first floor level. There is a raised decked area located on the front elevation in front of the living room. The property is detached, designed with a pitched roof, and constructed in stone. The property is set within a good sized plot with a large rear garden and a front garden with off street parking provided by a large driveway. The rear garden is bound by a mix of trees and shrubs and wooden fencing. The front garden is bound by a mix of conifer hedging and large garden gates.

The site is located within a residential area however it is washed over by Green Belt and is situated within the Hoylandswaine Conservation Area. Flanking the property are residential dwellings. No. 264 is set back from the host property therefore both front and rear extensions may impact the neighbouring property. This will be assessed within the application below. Hoylandswaine Recreation Ground is located directly adjacent to the site.

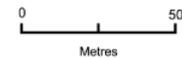




Planning Portal Reference: PP-13902944v1



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Site History

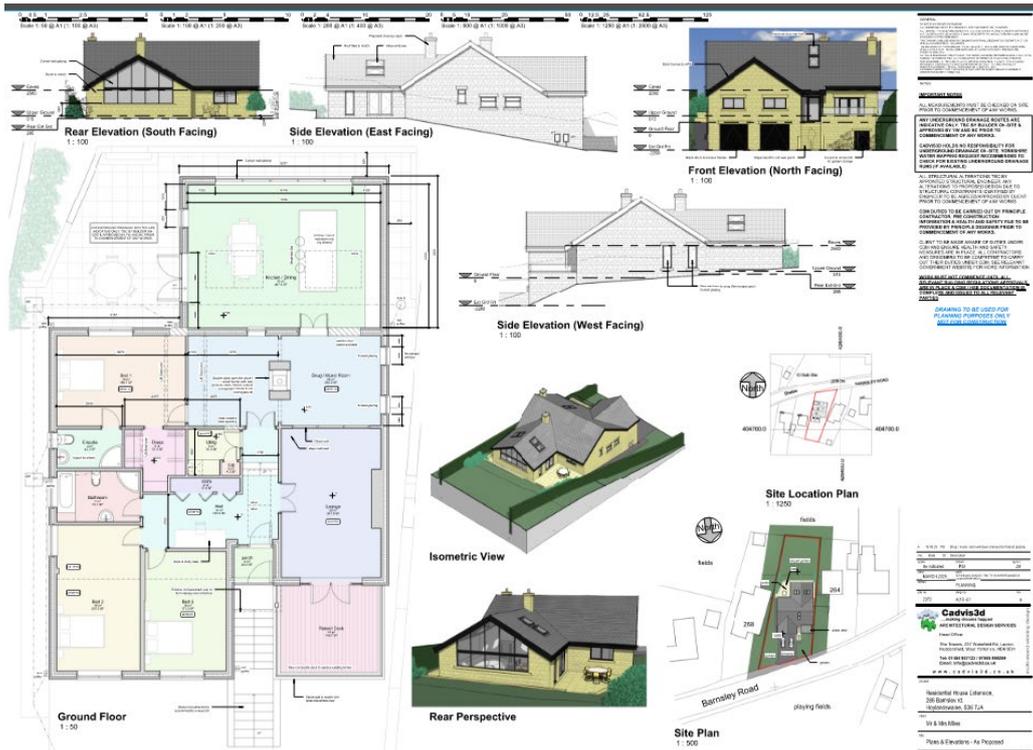
There have been no planning applications at the site for over 40 years.

Detailed description of Proposed Works

The proposal is to erect a single storey rear extension projecting 6m to the rear and measuring 8.2m in width, 2.26m to the eaves and 5m total height. The proposal will be in matching stone, gable facing the rear with large roof height windows on the rear elevation. Two new long windows will be located on the side elevation of the existing property to serve the snug. These windows will be obscurely glazed to protect residential amenity. Velux windows will be located on the roof slopes of the rear extension. A patio door will face into the rear garden area on the east elevation.

The proposal is to enclose an existing porch area at the front of the property along with alterations to the existing front steps. The proposal will also see the erection of a single storey front extension in place of the existing raised decking area which will provide a raised stone deck balcony area with a glass balustrade. The application also proposes a garden store within the undercroft of the balcony area. This extension will also be in matching stone.

The application also proposes to change the windows and doors on the property from white UPVC to black. The garage doors will also change from white to black.



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
- Policy HE1: The Historic Environment
- Policy GB1: Protection of the Green Belt
- Policy GB2: Replacement, extension, and alteration of existing buildings in the Green Belt
- Policy HE4: Developments affecting Historic Areas or Landscapes

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.

Section 13 - Protecting Green Belt land.

Section 16 - Conserving and enhancing the historic environment.

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.

1 Neighbour objection has been raised with the following concerns:

- Loss of privacy
- Loss of light
- Impact to patio area

Penistone Town Council – No comments received.

Conservation Area Officer – No objections

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 Council will seek to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have. Policy GB1 of the Local Plan states that the Green Belt will be protected from inappropriate development in accordance with National Planning Policy.

The application is for the extension of an existing building within the Green Belt therefore GB2 is appropriate. Planning permission for extensions to existing buildings are acceptable provided they will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt. Extensions are acceptable if the extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.

All such development will be expected to be of a high standard of design and respect the character of the existing building and its surroundings, respect the character of the existing footprint, scale and massing, elevation design and materials. The proposal should also have no significant adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.

The site falls within the Hoylandswaine Conservation Area and as such the Council will support proposals that would preserve or enhance the character or appearance of the conservation area.

Any development in the Green Belt must preserve the openness of the Green Belt and not conflict with the purposes of including land in Green Belt.

The existing floor space to take as original build is 163.2m²; any additional extensions must not exceed this amount by more than 100%. Rooms in the roof space are not counted towards the floor area.

The original property is 163.2m²

Proposed Front Extension	16.53m ²
Proposed Porch	02.30m ²
Proposed rear extension	49.91m ²
Total additions old and new:	<u>68.74m²</u>
Allowance used:	42%

The proposals would not result in disproportionate additions to the original property, therefore in principle the proposal is acceptable in terms of the impact to the surrounding Green Belt. An assessment with regards to the proposed impact on the character of the conservation area will be addressed below.

Scale, Design and Impact on the Character of the Conservation Area

SPD: House Extensions details that extensions should be designed in keeping with the existing house, ensuring the proposals do not harm the character of the area. The front of a building is the most important for its contribution to the street scene and wider conservation area therefore such extensions need to be of a high standard of design. Porches which fulfil their traditional function for providing shelter for the front door are usually acceptable as long as they respect the design and external finishes of the original dwelling.

The proposed front extension and balcony will replace an existing raised decked area. The proposal will retain the original footprint and will be constructed in matching materials. Front balconies are not usually encouraged however this proposal is replacing an existing timber balcony with a more structured front extension in matching materials. In this instance the proposal is not expected to detract away from the original property.

The front porch will provide shelter for the front door and is located at the top of the existing staircase. The proposed roof will be built from the existing. The porch is small in size and not expected to detract from the design principles of the main dwelling in line with planning policy.

The rear extension will project to the rear by 6m. Although the 6m projection is large, given the existing footprint of the property, when viewed within the rear garden the proposal is not expected to appear excessive. The materials are proposed to be in stone to match the host property and the pitched roof is in keeping.

This part of Barnsley Road is characterised by large differently designed dwellings using a mixed pallet of materials. The proposed rear extension due to its location is not expected to be a discordant feature within this location.

The property forms part of the Hoylandswaine Conservation Area and as such the impact to the wider area is of great importance. The conservation officer was consulted and is in agreement that given the modern age of the dwelling and the minimal changes to the northern elevation the proposals, the works are not expected to cause harm to the conservation area. Furthermore, the rear extension although sizable is unlikely to appear out of scale or overbearing to the neighbouring properties and unlikely to be seen from Barnsley Road therefore given the neutral contribution the existing and extended property will have on the conservation area the proposals are not expected to cause harm.

As the surrounding street scene consist of a mixed material palate the proposed changes to the windows and doors are not expected to be injurious within the street scene. The proposed extensions will match in materials and style and are not expected to impact the surrounding conservation area.

The proposed materials and design when viewed in their entirety are not expected to be visually detrimental within the surroundings and as a result the proposal is in compliance with Local Plan Policy GD1, HE1 and House Extensions SPD.

Considerable weight has been given to the design and impact on the character of the area.

Impact on Neighbouring Amenity

SPD: House Extensions details that the design of extension should ensure the proposals do not harm the character of the area or the levels of amenity that nearby neighbours might reasonably expect to be maintained.

The proposed porch is not expected to impact the neighbouring properties. The proposed front extension will replace an existing balcony. There are existing conifers providing privacy from the front elevation therefore the balcony is not expected to increase any loss of privacy currently experienced.

The two long windows proposed on the side elevation of the existing property will be obscurely glazed which will ensure privacy is retained for No. 264.

There have been some neighbour concerns with regards to the large rear extension. The objection noted that the proposal will cause some overshadowing to the front north facing window and loss of privacy to a side facing window.

Any extension on the rear of this property may cause some overshadowing to the neighbouring property due to the orientation of the properties and the path of the sun. Part of this assessment needs to take into account what can be built within permitted development. Moreover, there is an existing hedge between both properties which will already be causing some overshadowing to the neighbouring front window.

The proposal is for a single storey rear extension built over two metres away from the neighbouring property and although I acknowledge it will cause some overshadowing to front window, in my opinion this single storey structure is unlikely to cause more overshadowing than an extension erected under permitted development. When taking this into account and the existing boundary treatment the proposal in this instance is acceptable.

The objector also had concerns with regards to the loss of privacy and overshadowing to a side facing window at the rear. Side windows are not afforded the same protection as principal windows. The existing neighbouring side window looks over the rear garden of the host property. A fence could be erected along the boundary under permitted development which would potentially block out light for this window. The proposal will not project beyond the location of the side window, and there are no side windows proposed within the extension therefore loss of privacy or overshadowing is not expected to be increased as a result of the rear extension.

The application is therefore acceptable in terms of residential amenity in compliance with Local Plan Policy GD1 and D1.

Significant weight has been given to the impact on residential amenity.

Highways

The proposal is located within the confines of the site replacing an existing balcony, erecting a front porch and a rear extension. The site itself provides adequate parking requirements for a dwelling of this size. The proposal will not impact the existing levels of off-street parking and therefore there will be no impact upon highway safety. As a result, the proposal is in compliance with Local Plan Policy T4 and SPD: Parking.

Moderate weight has been given to highway safety.

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 was necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application. The Council asked for the proposed side windows within the main dwelling to be obscurely glazed to protect the privacy of the neighbouring dwelling.

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.