

**Application Reference:** 2025/0923.

**Location:** 16 First Avenue, Royston, Barnsley, S71 4DA.

## Introduction

This application seeks planning permission for the erection of a two-storey wraparound extension to the side (north) and rear (east) and the erection of a first-floor extension above the existing dwelling to form a two-storey dwellinghouse.

## Relevant Site Characteristics

This application relates to relatively large plot located on the east side of First Avenue – a pedestrian footway – and in an area that is principally residential that is characterised by a mix of dwelling types of varying scale and appearance, including a mix of materials comprising brick, stone, white render and cladding

The property in question is a modest-sized detached bungalow constructed of stone with a concrete tiled gable pitched roof with white cladding to the gables. The property is located to the south-west corner within the plot and benefits from an existing conservatory on its north elevation. It is bounded by hard and soft landscaping with a large rear garden to the east within the plot. Vehicular access is off North Road to the east. The topography of the area is relatively level.



## Site History

There is no recent or relevant planning history associated with the development site.

## Detailed Description of Proposed Works

This application seeks planning permission for the erection of a two-storey wraparound extension to the side (north) and rear (east) and the erection of a first-floor extension above the existing dwelling to form a two-storey dwellinghouse.

The proposed two-storey side (north) extension would measure approximately 2.5 metres (W) x 10.2 metres (L).

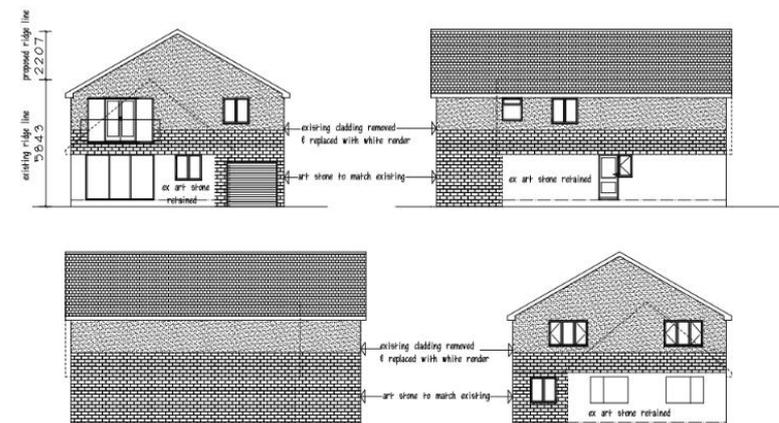
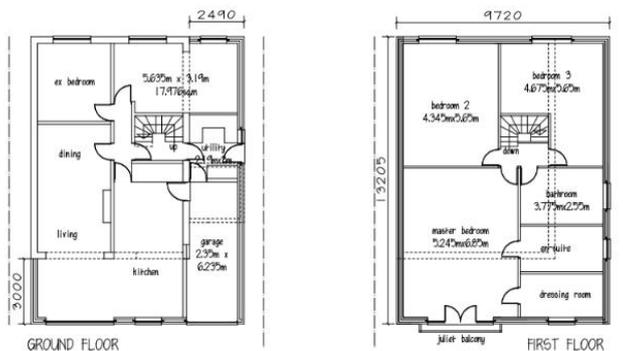
The proposed two-storey rear (east) extension would measure approximately 9.7 metres (W) x 3.0 metres (L).

The proposed first-floor extension would be erected atop the footprint of the existing dwelling.

All extensions would form a two-storey dwellinghouse with an approximate eaves and ridge height of 5 metres and 8.2 metres respectively.

All extensions would be constructed of closely matching stonework at ground level with white render at first-floor level replacing existing white cladding. The roof would adopt closely matching concrete tiles.

During the application process, the proposal was amended to re-balance the use of stonework and render, re-align apertures on the rear (east) elevation, and to replace a first-floor balcony with a Juliet balcony.



Mr & Mrs L OWEN  
 PROPOSED EXTENSIONS  
 16 FIRST AVE.  
 ROYSTON  
 BARNETLEY  
 PLANS & ELEVATIONS  
 1:100@A2 OCT 25 Rev A  
**Peter Thompson** M.C.A.T.  
 "Linwood"  
 Barnetley Road  
 Dodworth WF 11 2JG 01226 201341  
 Barnetley S75 3UR n. 07473291730  
 e-mail peter.thompson@btinternet.com

## 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 in 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 GD1: General Development.*
- *Policy D1: High Quality Design and Place Making.*
- *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 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 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:

- *House extensions and other domestic alterations (Adopted March 2024).*
- *Parking (Adopted November 2019).*

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

## **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 have been received.

## **Consultees**

No statutory or non-statutory consultees were consulted on this application.

## **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 a dwelling are acceptable in principle if the development would remain subservient and would 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 Neighbouring Amenity

Regarding overshadowing impact, the application dwelling is located to the north of 14 First Avenue, to the north-east of 13 First Avenue, and to the south of 18 First Avenue which is also set back from the principal building line, including the front (west) elevation of the application dwelling. Extensions located directly to the south, south-east and south-west are generally likely to have a greater impact regarding overshadowing than those located to the north, east or west. It is therefore acknowledged that the proposal could result in some overshadowing because of the location of the extensions and the proposed increase in height.

The proposed extensions would be erected to the north of 14 First Avenue and therefore significant overshadowing is not anticipated and the amenity of the neighbouring occupant(s) is anticipated to be maintained at a reasonable level.

The proposed extensions would be erected to the north-east of 13 First Avenue. While some impact could be experienced, any potential overshadowing is anticipated to occur and be limited to the early morning. The properties are also separated by approximately 12.5 metres and a pedestrian footway. As such, the amenity of the neighbouring occupant(s) is anticipated to be maintained at a reasonable level.

The proposed extensions would be erected to the south of 18 First Avenue and therefore the greatest potential impact is likely to be experienced by the occupants of this neighbouring property. However, most of any potential impact would likely affect the blank side elevation of the neighbouring property. The proposal would also comply with the 45-degree rule to the front (west) which is a test applied to assess and limit the extent of any potential overshadowing and reduced outlook. The proposal would comply with the Council's adopted design guidance in this regard. As the application dwelling is set forward (west) of the neighbouring property there could be some overshadowing of the neighbouring garden. However, the garden is separated from the party boundary by a hard surfaced area and as such, the extent of any potential impact could be lessened and limited to the hard surfaced area and southernmost part of the garden. The neighbouring property also benefits from a large, tarmacked area to the east within its plot which would remain unaffected. As such, the amenity of the neighbouring occupant(s) is anticipated to be maintained at a reasonable level. The neighbouring occupant(s) were also notified of this application and no objections were received.

Considering the above, the proposal is considered acceptable regarding its overshadowing impact.

Regarding overlooking and loss of privacy, ground and first-floor habitable room windows would be limited to the front (west) and rear (east) elevations. Secondary non-habitable room windows serving a utility, bathroom and en-suite would be located on the north (side) elevation. The first-floor windows serving a bathroom and en-suite could be conditioned to be obscure glazed to maintain the privacy of the occupant(s) of the application dwelling. A first-floor Juliet balcony would be located to the rear (east). A sufficient separation distance (21 metres or more) would be maintained between the first-floor rear (west) windows and Juliet Balcony and the neighbouring properties located on North Road. A distance less than 21 metres would be maintained to the front (east) and 13 First Avenue opposite. However, an existing separation distance of approximately 12.5 metres would be maintained which would continue to reflect existing building lines and the established development pattern of the local area. While normally applied to proposals for new residential developments, the Design of housing development SPD allows a reduced distance of 12 metres where front elevations face the road and where dwellings are of the same storey and the proposal would achieve a streetscape that reflects the local character. In this instance, the streetscape is characterised by a mix of two-storey dwellings and bungalows facing onto a pedestrian footway (First Avenue) and the proposal would result in a two-storey dwellinghouse facing another two-storey dwelling therefore achieving a streetscape that would reflect the local character. The neighbouring occupant(s) were also notified of this application and no objections were received.

Considering the above, on balance, the proposal is considered acceptable regarding its overlooking and loss of privacy impact.

Regarding reduced outlook, sufficient separation distances would be achieved, and habitable room windows would be limited to the front (west) and rear (east) elevations, and the 45-degree rule would be met. As such, the proposal is unlikely to result in significantly reduced levels of outlook.

Considering the above, the proposal is considered acceptable regarding its reduced outlook impact.

The proposal is therefore not considered to contribute to significant overshadowing, overlooking and loss of privacy, or reduced outlook impacts which may otherwise adversely affect the amenity of the occupants of the application and neighbouring properties.

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 is considered acceptable regarding residential amenity.*

Scale, Design and Impact on Character

The existing street scene character is noticeably varied characterised by a mix of extended dwellings of varying scale and appearance, including a mix of materials comprising brick, stone, white render and cladding.

During the application process, the proposal was amended to re-balance the use of stonework and render, re-align apertures on the rear (east) elevation, and to replace a first-floor balcony with a Juliet balcony, better reflecting the Council's adopted design guidance in the House extensions and other domestic alterations SPD

The proposal would result in a larger two-storey dwellinghouse with an increased length, width and height. The proposal would maintain a gable pitched roof albeit with a slightly shallower pitch which would be constructed of closely matching roof tiles. The proposed extensions would be constructed of closely matching stonework at ground level with white render used at first-floor level. The render would replace existing white cladding and would reflect the design of nearby neighbouring dwellings. The Juliet balcony may be visible from the public realm of North Road but would not appear as overly dominant or prominent feature within the street scene due the application dwelling being significantly set back within its plot. The proposal would therefore largely maintain the appearance of the existing dwelling albeit at an increased scale and would sit comfortably within a varied street scene of various dwelling types of varying scale and appearance.

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 Placemaking and is considered acceptable regarding visual amenity.*

#### Impact on Highways

The proposal is not considered to be prejudicial to highway safety because existing off-street parking and access arrangements within the development site would not be affected and the proposal would not result in a requirement to provide additional spaces.

It is acknowledged that the proposed integral garage would be too small to be counted towards the off-street parking provision of the development site. However, the development site is relatively large and there is ample space to accommodate a minimum of two off-street parking spaces in accordance with the Parking SPD.

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.*

#### 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 and 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.**

In dealing with the application, the local planning authority (LPA) has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Re-balancing the stonework and render.
- Re-align apertures on rear (east) elevation.
- Replacing a first-floor balcony with a Juliet balcony.

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.

### 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:

Plans & Elevations Rev. A received 4<sup>th</sup> December 2025.

Location Plan

Block Plan

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 and specified by the approved documents listed above.

**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 proposed first-floor windows on the north-facing side elevation of proposed development hereby approved shall at all times be obscure glazed and retained as such thereafter.

**Reason: To safeguard the amenities of the occupant(s) of the application property and in accordance with Local Plan Policy GD1: General Development.**

### Informative(s):

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. It is recommended that measures are taken to prevent a nuisance/ or effect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke or dust. No waste should be burnt. If a statutory nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore, recommended that you give serious consideration to the steps that may be required to prevent a noise, dust or smoke nuisance from being created.