

**Application Reference:** 2025/0507

**Site Address:** 18 Lidgett Way, Royston, Barnsley, S71 4FD

**Introduction:** First floor extension to the front of the property

### **Relevant Site Characteristics**

The property is a detached dwelling within the Royston area. The street scene is characterised by detached dwellings with matching brickwork to the site and similar pitched roof forms.

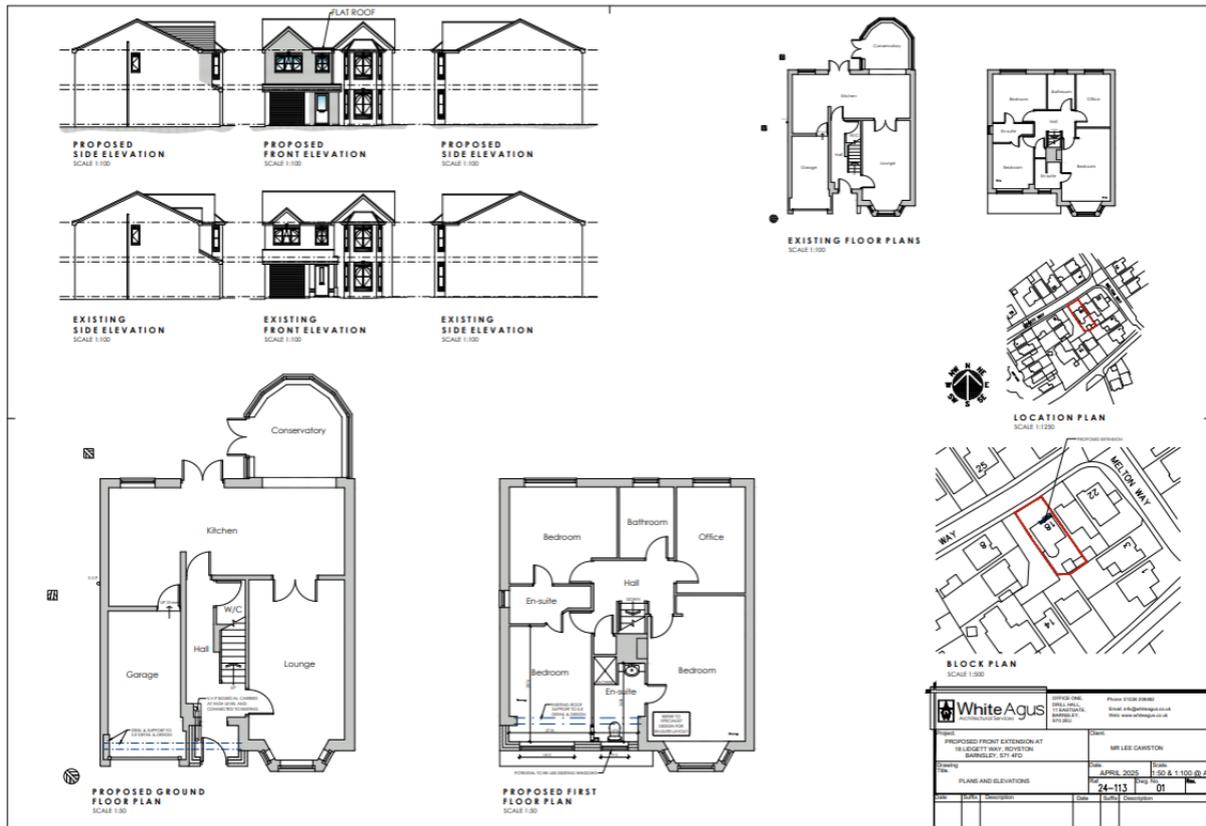
The site provides a driveway facilitating space for two cars and a small garden area. A modest garden is located to the rear of the dwelling.

### **Site History**

<b>Application Reference</b>	<b>Description</b>	<b>Status</b>
B/99/1150/RO	Residential development of 92 dwellings with associated roads, sewers and formation of storage lagoon	Permission Granted
B/01/0373/RO	Residential development of 99 dwellings (amended layout to include 7 additional units)	Permission Granted

### **Detailed description of Proposed Works**

The applicant is seeking permission to extend the first-floor front elevation by approximately 0.8 metres. The existing gable roof element will be increased in ridge height by approximately 0.6 metres. This would provide a new ridge height for this element of approximately 6.65 metres. A flat roof element would be incorporated between the existing and proposed gable spanning approximately 1.3 metres. The existing windows would be reused and positioned in similar locations. Matching brickwork and tiles are proposed.



## 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 made

#### **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 '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.

Extensions at the front of individually-designed, detached houses, which are set back from the highway or set on staggered building lines, may, in certain circumstances, be acceptable. However, the extension must complement the original house and not adversely affect any adjacent property or the street scene.'

The proposed extension would provide a minor forward projection of 0.8 metres. The newly proposed elevation would remain setback from the ground floor front elevation reducing the proposals dominance. The proposal would also remain setback from the existing bay window which again reduces the dominance of the proposal. Although the use of a flat roof is normally avoided, given on this occasion it is only a minor element of the proposal and any other roof form would restrict the applicant ability to replicate the existing window positioning and fenestration, the flat roof is considered acceptable on this occasion. Matching materials have been detailed, allowing the proposal to remain in keeping with the dwelling. Furthermore, given the proposal is to a detached dwelling and somewhat compliments the original house, the proposal is considered to not adversely impact the character of the street scene.

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 moderate weight in favour of the application.

### Impact on Neighbouring Amenity

The proposed extension would provide a forward projection of little impact to neighbouring residential amenity. The projection would not intersect the 45-degree angle of neighbouring properties and so would not pose any loss of outlook or overbearing nature. Although the proposal is to the south, any possible loss of sunlight would not be detrimental due to the minor projection of the proposal. An approximate distance of 24 metres would be maintained between the proposed front elevation windows and neighbours opposite. In addition, the proposed windows would not be any further forward than the existing bedroom bay window and so will not have any increased overlooking impact. The central window detailed to service a newly formed en-suite will be conditioned to be obscured glazing in order to protect the residential amenity and privacy of both the applicant and the public.

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 does not result in the increase of bedroom facility at the site or any reduction in 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 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 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.**