

Application Reference: 2025/0405

Site Address: 50 Guest Street, Hoyland, Barnsley, S74 9SP

Introduction:

This application seeks full planning permission for the erection of a two storey side extension. The application has been submitted following pre application advice.

Relevant Site Characteristics

The application site is a two storey semi-detached house with red bricks and grey roof tiles on a hipped roof. The application site has a front boundary hedge of around 1 metre in height, a narrow drive and a brick wall of little under a metre on the boundary with the adjacent house. The adjacent house sits around 1.2 metres lower than the application site and has small windows in the side elevation

The street scene is characterised by semi-detached houses with hipped roofs, red bricks and grey roof tiles and some first floor render. There are no similar two storey side extensions in the vicinity.

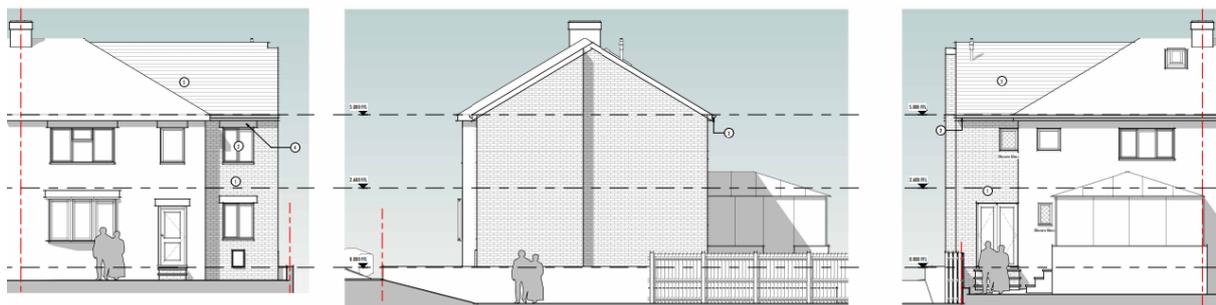
Site History

None

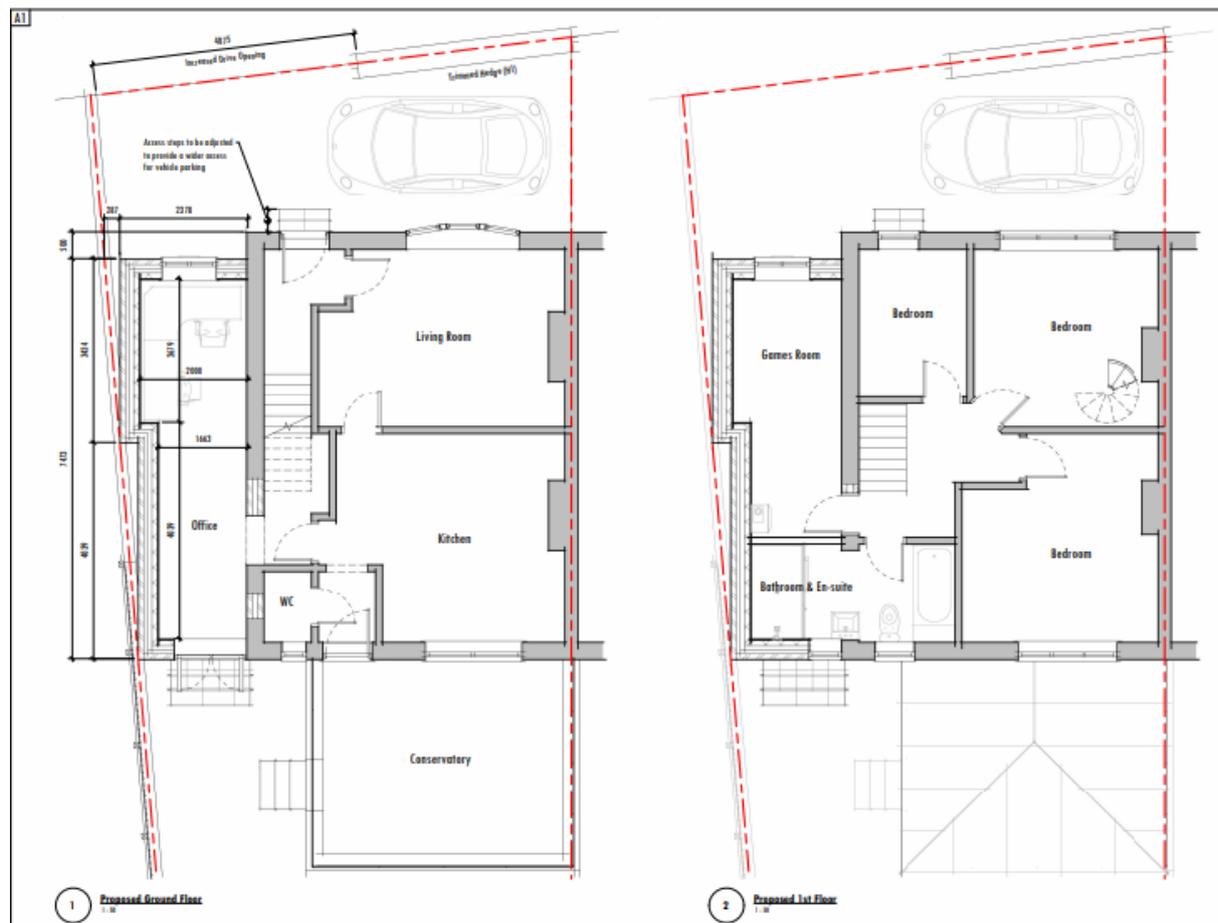
Detailed description of Proposed Works

The proposed two storey extension has a width of 2.378 metres at the frontage, a length of 7.473 metres, is set back from the front main wall of the house by 0.5 metre and has a ridge line set at a lower level than that of the main house and a gable roof. The extension uses the full extent of the side garden, but because the side garden narrows from the front to the back boundary, the side wall of the extension is stepped so that the extension remains within the application site. The extension has windows in front and rear elevations but none in the side elevation; and would have red facing bricks and grey roof tiles. The proposal indicates that the existing front garden would be used for parking and part of the front boundary hedge will be removed to allow for this.

Proposed elevations



Proposed floor plans



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 a residential area that is designated as Urban Fabric in the Barnsley Local Plan. 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 and other domestic alterations indicates that two storey side extensions and hip to gable extensions need to be very carefully designed. It advises that linking or closing the gap between semi detached houses should be avoided as it can be a detrimental change to the character of the street scene. All two storey side extensions should therefore have a pitched roof following the form of the existing roof; it is desirable to provide a set back of at least 500mm from the main front wall which will allow for a vertical break in the roof plan a lowering of the ridge. Where practicable, the side extension should be set in by one metre from the side boundary. The sideways projection of a two storey extension should not exceed by more than two thirds the width of the original dwelling

The extension has been designed to include the recommended set back from the main front wall and a corresponding lowering of the ridge line. The extension appears subordinate to the main dwelling and the width does not exceed two thirds of the width of the original dwelling. Although the proposal includes a hip to gable extension, this could be constructed subsequently under permitted development rights. The extension extends the full width of the side garden but it is not practicable for the extension to be set in by one metre from the side boundary as the resultant width of the extension would not provide useable space and the terracing effect is lessened because the application site is set at an angle to the neighbouring property, which is also set at a lower level.

Noting that the application has submitted following favourable pre application advice, it is concluded that the design of the extension is acceptable. The application indicates that the extension would be built of facing and roofing materials like those on the existing house and a condition would secure this.

The extension is considered to be acceptable in visual terms and to be in compliance with Local Plan policy D1, and as such carries significant weight in favour of the application.

Impact on Neighbouring Amenity

The Supplementary Planning Document for House extensions and other domestic alterations establishes general principles for house extensions, including that they should not adversely affect the amenity of neighbouring properties. The extension does not include any new windows in the side wall of the extension which could affect the privacy of the neighbouring houses. The size and design of the proposed extension means that the neighbouring house will lose some light and aspect to the small windows in it's side elevation, but the proposal will not cause any unreasonable loss of amenity to habitable rooms in the neighbouring house.

It is considered that the proposal would not result in any material harm to the amenity of neighbouring properties and is in compliance with Local Plan policy GD1. This carries moderate weight in favour of the application.

Highways

The application proposes to build over the existing parking space and to use the front garden for parking instead. It also indicates that there would be an increased drive opening. Any hard surfacing and increase in the width of the dropped kerb would be permitted development and would not conflict with the character of the street scene.

It is concluded that there would be no harmful impact on highway safety, and this carries moderate 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.