

Application Reference: 2025/0608

Site Address: 2 Cloverlands Drive, Staincross, Barnsley, S75 6EB

Introduction: The application seeks full planning permission for a first floor side extension to dwelling.

Relevant Site Characteristics:

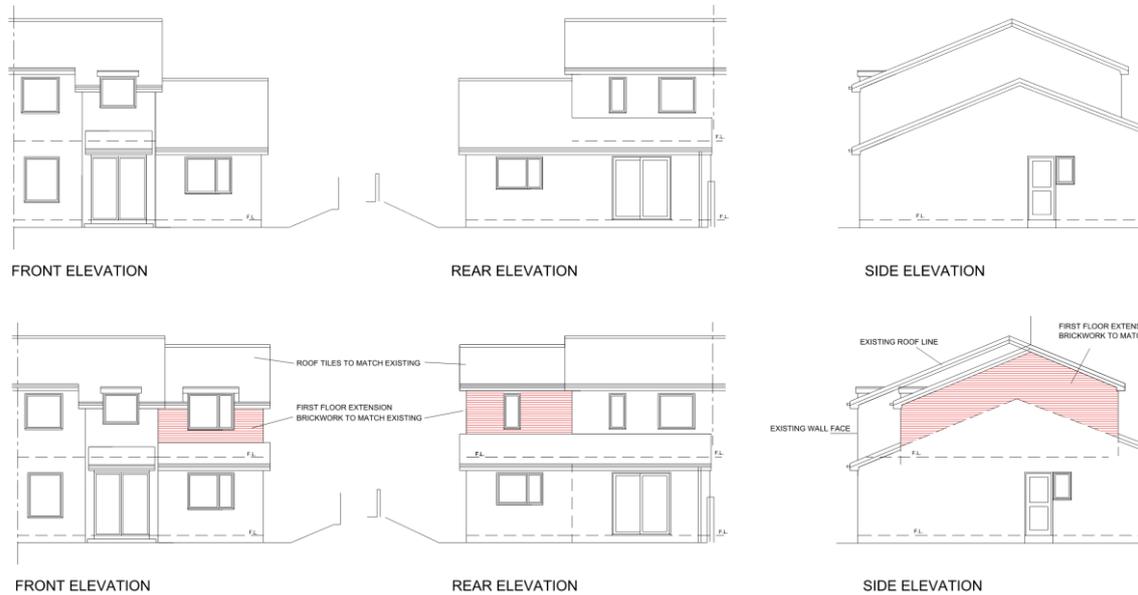
The dwelling is a red brick, semi-detached house located in prominent corner position within an established residential estate in the settlement of Staincross. The dwelling features a ground floor extension with a large apex roof its eastern elevation, adjacent to Cloudberry Way.

Site History

Application	Description	Approved or Refused
2016/1053	Erection of a single and two storey extension to the side of the dwelling.	Approved
2016/1448	Removal of garage to provide two parking spaces and erection of single storey side extension to dwelling.	Approved

Detailed description of Proposed Works

The proposal is for the removal of the existing apex style roof and creation of a first-floor extension above the existing ground floor extension.



Exisiting and Proposed Elevations



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 comments 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 Urban Fabric. 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 House Extensions and Other Domestic Alterations SPD allows for side extensions on corner plots to be the greater of either two thirds the width of the original dwelling or fifty percent of the space between the side elevation of the dwelling and the side boundary. At approximately 3.40m, the existing extension exceeds both these measurements with two thirds of the dwelling equating to approximately 3m, and the distance to the boundary varying between approximately 5.93m and 6.4m, giving a respective maximum allowable size of between 2.27m and 3.2m. However, in this instance rather than a proposal for whole new extension, the proposal is for the addition a first-floor storey above the existing ground floor extension. Consequently, without demolition or enlargement of the existing ground floor extension, other than its roof, assessment for the footprint of the ground floor aspect of the extension is not required.

The proposed first-floor addition would feature a smaller footprint than the existing extension through not being built over the porch or rear extension aspect of the existing extension. With this smaller addition, and with the proposed roof being less than 1.65m higher than the existing extension's roof, at approximately 6.42m in comparison to the existing 4.80m roof, the scale of the proposal would be appropriate and would only have a modest impact on scale to the existing ground floor only extension.

In similarity to the modest impact of the scale of the proposal, although like the existing house, in being of an unusual design, the proposal integrates well with the existing dwelling whilst also demonstrating policy requirements of a visible setback of the first floor, and step down of the roof height, both to show subordination of the extension to the host dwelling. With matching materials also proposed, in terms of design and impact on the existing character of the dwelling, the impact would be limited.

Therefore the proposal raises no concerns with regard to its scale and design and is in accordance with policies GD1 and D1 of the Local Plan. This carries moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

Being in a privileged corner position with only one attached neighbouring dwelling, and overlooking the corner elevation of a dwelling opposite, both who would be broadly unaffected by the proposal, results in only neighbours to the rear and those on Cloudberry Way potentially

being affected. There are no dwellings directly to the rear of the application dwelling but dwellings on Cloudberry Way are sited to towards the left (northwest) and the right (northeast) of the rear elevation of the dwelling. Although not stated, it would be assumed the ensuite window may feature obscured glazing, but if not, any indirect overlooking from the proposed rear window of the extension would only look over the front gardens of to the rear, and not harm privacy.

Although the original, and consequently higher side extension would exceed the current local guidance regarding scale, the proposal should not be notably more overbearing than the existing high roofed extension, and the proposal would not negatively affect the outlook from within or into Cloudberry Way. With such minimal impact above what already exists, the proposal would be deemed to have a limited impact on residential amenity.

As such, the proposal accords with policies GD1 and D1 of the Local Plan, which weighs moderately in favour of the proposal.

Highways

With no alterations to access or works which alter the ground floor footprint of the existing dwelling, when considered with the dwelling already featuring three bedrooms, there is no requirement for additional parking provision, and it would be assumed there would be little or no impact on 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

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.

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

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.

Conditions and Informative

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 plans (25-01-01A Existing Plans and Elevations; 25-01-02B Proposed Plans and Elevations Rev. B; 25-01-03 Site Plan as Proposed; 25-01-04 Location 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.

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.

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.