

**Application Reference:** 2025/0374

**Location:** 3 Whitehill Avenue, Pogmoor, Barnsley, S70 6PP.

## Introduction

This application seeks planning permission for the erection of a wrap-around extension comprising a two-storey side extension and single storey rear extension.

## Relevant Site Characteristics

This application relates to a modest sized corner plot located at the junction of White Hill Avenue and White Hill Terrace and in an area that is principally residential characterised by other two-storey detached, semi-detached and terraced dwellings of a similar scale and appearance.

The application property is a two-storey semi-detached dwelling constructed of brick with a grey tiled hipped roof and a bay window to the front. It benefits from an existing single storey extension to the rear and an existing detached timber-clad outbuilding within the rear garden. Vehicular access is off White Hill Avenue with existing off-street parking to the side of the property. The site is bounded by brick walls to the north-east and south-east. There is no boundary treatment between the application property and adjoining neighbouring property to the rear.



## Site History

There is no planning history associated with the development site.

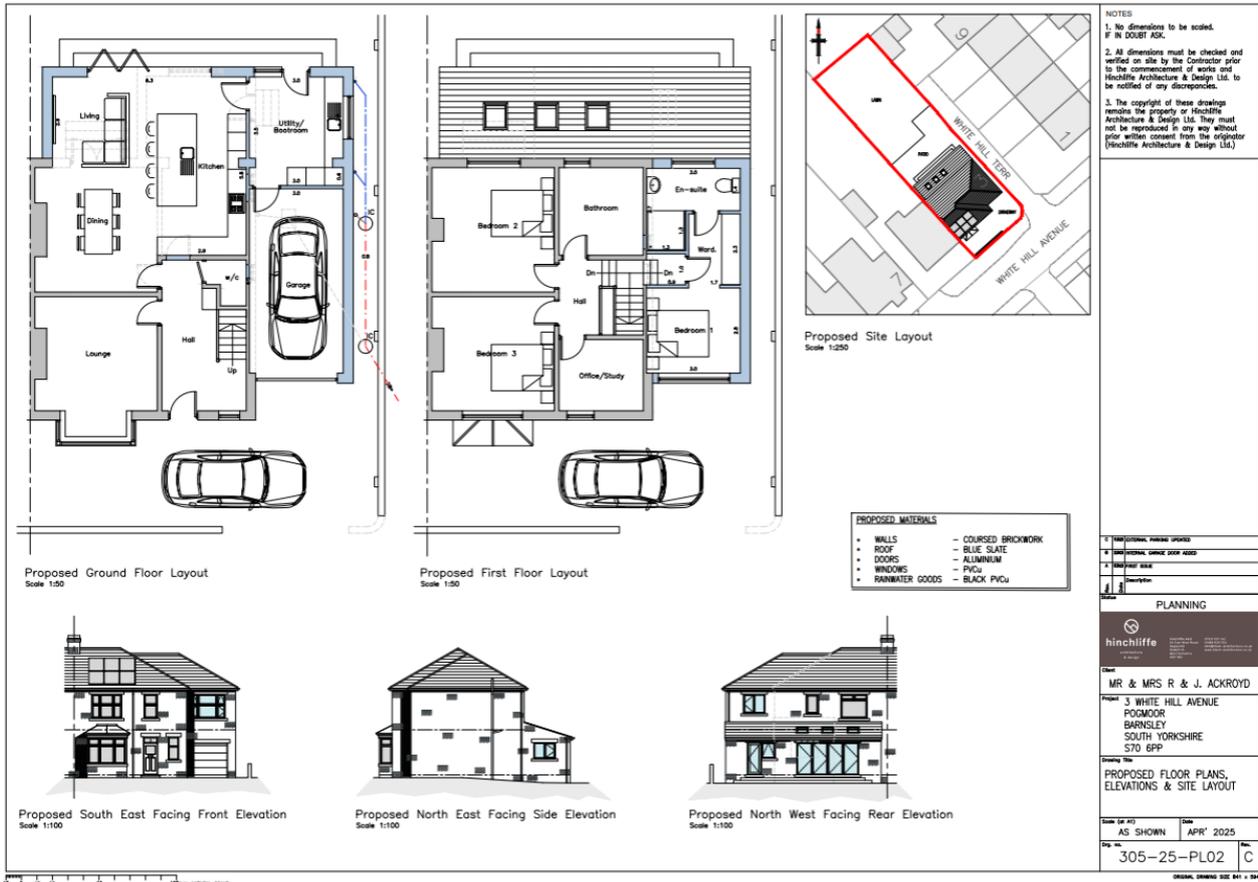
## Detailed Description of Proposed Works

This application seeks planning permission for the erection of a wrap-around extension comprising a two-storey side extension and single storey rear extension.

The proposed single storey extension would measure approximately 3 metres (L) x 10 metres (W) x 4 metres (H). This extension would adopt a mono pitched roof and would be constructed of closely matching external materials.

The proposed two-storey extension would measure approximately 7.3 metres (L) x 3.2 metres (W) x 8.1 metres (H). This extension would adopt a hipped roof and would be constructed of matching external materials.

During the application process, the proposal was amended to maintain a second off-street parking space within the application curtilage and to remove part of an existing boundary wall for access and egress.



## 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 within 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.

## Consultations

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. One representation was received raising no objections to the proposal.

Highways Development Control	<i>No objections subject to condition.</i>
------------------------------	--

## 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 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

The proposed extensions would be located to the south-west of neighbouring gardens and therefore it is acknowledged that some overshadowing could occur. However, any potential impact would likely occur in the evening and not necessarily at peak times for use of gardens. The extent of any potential impact would also likely be reduced due to the existing separation created by an access road.

The proposed single storey extension would be built near the south-west part boundary and would be located to the north-east of 5 Whitehill Avenue. It is acknowledged that overshadowing could occur. However, any potential impact would likely be limited to the morning and not at peak times for use of a rear garden. Moreover, the proposed single storey extension would only exceed the 45-degree rule by approximately 0.3 metres which would unlikely materially affect the amenity of the occupants of the adjoining neighbouring property. Moreover, the erection of a single storey rear extension to a semi-detached dwelling of the same scale as proposed could be implemented as a form of permitted development and would not require planning permission if the extension would not wrap-around the dwelling. In addition, whilst there is no existing boundary treatment between the application property and adjoining neighbouring property, one could be erected up to two-metres-high in this location as a form of permitted development. If this were to be pursued, it could provide further mitigation.

New first floor windows would be limited to the front and rear elevations of the proposed two-storey extension. A sufficient separation distance (21 metres or more) would be maintained to the rear. The separation distance achieved to the front would be approximately 18.2 metres. It is acknowledged that this would be less than the 21 metres normally required. However, the proposal would achieve a greater separation distance than exists, which on balance, is therefore considered acceptable in this instance. A sufficient separation distance (21 metres or more) would also be maintained between

the rear elevation of the single storey extension, rear boundary and neighbouring properties beyond. One ground floor window would be located on the north-east side elevation of the proposed single storey extension and would face towards neighbouring properties. However, existing boundary treatments could offer some mitigation and a separation distance of approximately 11.9 metres would be achieved. As such, it is not considered that the amenity of the occupants of neighbouring properties would be significantly adversely affected.

Regarding outlook, approximately 11.9 metres would be achieved between the blank gable elevation of the proposed two-storey extension and neighbouring habitable room windows. It is acknowledged that this would be less than the 12 metres normally required; however, the approximate 0.1 metre difference is not considered to be material and would not significantly adversely affect the amenity of the occupants of neighbouring properties.

Adjacent neighbouring properties were notified, and no objections were received.

Considering the above, on balance, 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 proposed two-storey extension would adopt a sideways projection more than half the existing width between the original dwelling and the side boundary, contrary to the adopted design guidance within the House extensions and other domestic alterations SDP. However, the proposed two-storey extension would not adopt an excessive sideways projection of more than two thirds the width of the original dwelling, it would be set back from the front elevation by approximately 1.3 metres and would be set below the existing ridge line, in accordance with adopted design guidance. It would also adopt a sympathetic form and features, including a hipped roof and closely matching external materials. It would appear subservient and would not significantly alter or detract from the character of the street scene.

The proposed single storey extension would also adopt a sympathetic form and features, including a modest rearward projection and restrained height, a sympathetic roof type and closely matching external materials. This extension would also not significantly alter or detract from the character of the street scene.

Considering the above, on balance, this is considered to weigh significantly 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; an integrated garage is included which would be sufficiently sized to be counted towards the off-street parking provision. An additional space would be created to the front of the application dwelling within the site and part of an existing boundary wall to the front would be removed to enable adequate access and egress. The proposal was amended to address Highways comments. Highways Development Control were consulted on the amended proposal, and no objections were received subject to conditions.

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 provisions of paragraph 11 of the NPPF(2024), the proposal is considered in the context of the presumption in favour of sustainable development and therefore, 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 this 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:

- The provision of two off-street parking spaces within the application curtilage.

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:

305-25-PL02 Rev. C received 11<sup>th</sup> June 2025

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 those 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. Prior to the development being brought into use, the proposed driveway shall be hard surfaced and drained in such a manner to avoid the discharge of surface water from the site on to the highway.

**Reason: To ensure adequate provision for the disposal of surface water and to prevent mud/debris from being deposited on the public highway and to prevent the migration of loose material on to the public highway to the detriment of road safety.**

## Informative(s):

5. 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.

6. The development hereby approved includes the creation of/carrying out of alterations to vehicular access(es). You are advised that before undertaking work on the adopted highway you will require a Section 184 licence from the Highway Authority. The works shall be to the specification and constructed to the satisfaction of the Highway Authority. Fees are payable for the approval of the highway details, and inspection of the works. Further information and an application form are available on the BMBC website at <https://www.barnsley.gov.uk/services/roads-travel-and-parking/parking/dropped-kerbs/> or please contact at email [Streetworks@barnsley.gov.uk](mailto:Streetworks@barnsley.gov.uk) or call to 01226 773555.

7. The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at: Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: [www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property](http://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property) What is a permit and how to get one? - GOV.UK ([www.gov.uk](http://www.gov.uk))

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK