

Application Reference: 2025/0734

Site Address: 29 Oakfield Walk, Pogmoor, Barnsley, S75 2LW

Introduction: Two storey side and rear extension, single storey rear extension, replacement of roof with new ridge and dormers, external renovation

Relevant Site Characteristics

The application relates to a detached bungalow within Pogmoor. The street scene is characterised by detached bungalows and dormer bungalows. Various materials have been used, including brickwork and render. Pitched and Gbale roof forms are used dressed with tiles.

The site provides a modest front garden and a substantial rear garden. A driveway is located to the front of the property. A gable roof form is used along with a flat roofed garage to the southeast of the site. Cladding has been used to the upper of the dwelling along with brickwork at ground floor level.

Planning History

Application Reference	Description	Decision
B/74/0191/DT	Roads and sewers for residential development	Historic Decision
B/81/1134/BA	Erection of car port	Permission Granted

Detailed description of Proposed Works

The applicant is seeking permission to erect a two-storey side and rear extension, including front Juliet balconies, a rear balcony and a gable front and rear elevation roof form. The existing roof form is proposed to be changed from a gable roof form to a pitched roof form. A single storey flat roofed extension is proposed to the rear accommodating a roof terrace.

The existing pitched roof height would be increased from approximately 6 metres to 6.8 metres and be altered to a pitched roof form. A dormer window is detailed to the front elevation servicing Bedroom 4. The dormer would have an approximate projection of 4.5 metres an approximate width of 3.4 metres. The dormer would be set down from the ridge by approximately 0.45 metres and back from the eaves by approximately 1 metre.

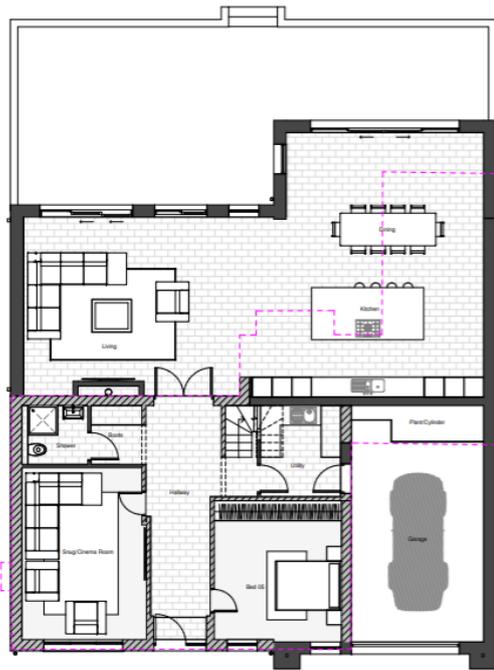
A two-storey side extension is proposed to be erected to the southeast of the dwelling. An approximate height of 7.8 metres is proposed, providing a gable roof form. An approximate eaves height of 4.2 metres is proposed. The extension would provide a projection forward of the existing garage of approximately 7 metres. The front elevation of the gable extension would provide a pair of Juliet balconies, servicing Bedroom 2 and Bedroom 3. A garage is proposed at ground floor level with a garage door detailed to the ground floor front elevation of the extension. The extension would project further to the rear of the existing garage by approximately 1.6 metres. The proposal would not project further to the southeast than the existing garage. The rear elevation provides glazing a ground floor servicing a dining room/kitchen. At first floor level a balcony is proposed with a recess the to the rear elevation of the first floor Master Bedroom.

The rear single storey extension would provide a rearward projection of approximately 5.9 metres. A flat roof is detailed with an approximate height of 3.2 metres. Elongated glazing is detailed to the rear elevation servicing the living room. The flat roof is proposed to be utilized as roof terrace. The roof terrace would be set in from the north, side elevation by

approximately 3.7 metres and set in by a balustrade from the rear elevation by approximately 1 metre. A 1.8 metre frosted opaque/glass screen is proposed to the north side of the terrace.

A total of nine rooflights are proposed. Two rooflights are proposed to the front elevation servicing a bathroom. The remaining seven rooflights are detailed to the side extension servicing the Master Bedroom, Bedroom 2, Bedroom 3, a bathroom and a dress room.

Delph stone has been detailed to all elevations along with slate roof tiles.

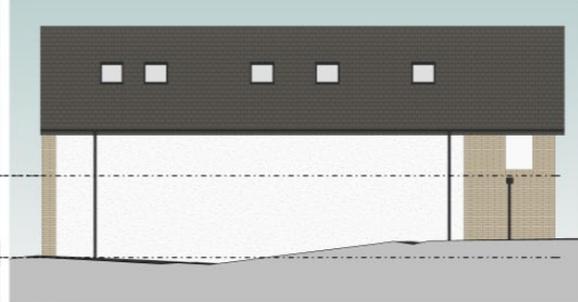




Street Elevation
Scale: 1" = 8'



Front Elevation
Scale: 1" = 8'



Side Elevation 1
Scale: 1" = 8'



Rear Elevation
Scale: 1" = 8'



Side Elevation 2
Scale: 1" = 8'



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 'To combat the problems of loss of light, as well as loss of privacy and outlook, the size and projection of rear extensions need to be strictly controlled. Single storey extensions to the rear of terraced houses should not exceed 3.5 metres in projection and where they exceed 3 metres in length the eaves height should not exceed 2.5 metres. On semi-detached dwellings an extension should not project more than 4 metres and again, the eaves height should not exceed 2.5 metres where the extension would project beyond 3 metres.

Two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook. Two-storey extensions to terraces and semi-detached properties which abut a party boundary and adversely affect main windows will not normally be allowed. Two-storey rear extensions to semi-detached houses should, therefore, generally be designed with a rear projection of less than 3.5 metres and for terraced houses 2.5

metres. Larger extensions may be acceptable in certain circumstances -for instance: where the neighbouring house has been extended; or where there is a strong boundary treatment, such as a high wall or an outbuilding or garage built close to the boundary. Similarly, there may be circumstances where only smaller extensions are acceptable for instance: on sloping sites or where neighbouring houses are already overshadowed. Extensions to the rear of detached houses will be considered on their design merits and where no adjacent properties are affected.

All two-storey side extensions should therefore have a pitched roof following the form of the existing roof. To prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling. A setback from the front elevation allows for a vertical break in the roof plane and a lowering of the ridge line. The sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling. Where located on a corner plot the sideways projection should not exceed more than half the width of the gap between the side elevation of the original dwellings and the side boundary (unless the gap exceeded more than two thirds the width of the original dwelling

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. The design of the dormer window should reflect the character of the area, the surrounding buildings and the age and appearance of the existing building. Vertically proportioned dormer windows with pitched roofs are traditionally found in the Barnsley area.'

The installation of a gable front dormer window is in keeping with the street scene. Front dormers are used in the street scene, and the use of a gable dormer is similar to opposite neighbouring properties. The dormer is also in keeping with the proposed two storey side extension which provides a gable frontage.

The proposed increase in roof height to the left side of the property would not be detrimental to the street scene. Other properties on the street have been subject to similar increases in roof height including direct neighbour, 27 Oakfield Walk. In addition, the use of a gable side extension also provides a roof increase. This element along with the general massing is considered larger than what is preferred, however is considered acceptable on this occasion given other developments on the street scene have provided a similar increase and appearance.

The front elevation of the two-storey side extension provides a setback beneath a roof overhang. This somewhat lessens the impact of the extension on the street scene. A pair of Juliet balconies are proposed to the front elevation which are not considered to be harmful to the design of the proposal over and above the harm a pair of windows would provide. The side extension would project forward of the existing garage by approximately 7 metres. Although this is a significant forward projection, the proposal only projects forward of the dwellings existing front elevation by approximately 0.75 metres. The forward projection would therefore not detrimentally detract from the dwellings character or provide a proposal considered overly dominant in the street scene. Furthermore, street scene frontages are generally staggered in the area, the proposal would not significantly alter the sites frontage position to a position which would be considered out of place.

The side extension itself does not project further to the south than the existing garage and car port. The extension does project to the south of the dwelling to encompass the area of

the current car port, however this projection does not exceed two thirds the width of the existing dwelling and is therefore compliant with the House Extensions SPD.

The single storey rear extension provides a rearwards projection of approximately 5.9 metres. This is a significant rear projection; however, the proposal does not exceed the rearward projection of the existing garage. Furthermore, given the significance of the two-storey side extension, the rear single storey extension is considered subordinate to the overall developments. The use of a flat roof allows for a roof terrace and cannot be seen from the street scene, preventing any detracting from the character of the dwelling.

The use of delph stone and slate roof tiles are considered acceptable and are of a similar colour to the existing dwellings brickwork roof materials.

Overall, the proposal provides developments which completely transform the dwelling to a modern property which is of a similar scale to other developments in the street scene and would therefore remain in keeping with the character of the area.

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 proposal provides a pair of Juliet balconies to the front elevation. Given the balconies provide no raised platform projection, they are not considered to propose any more harm than what a pair of open windows would provide. Additionally, a minimum separation distance of approximately 19.5 metres would be maintained to opposite amenity space and approximately 29 metres to the nearest opposite front elevation. Given the House Extensions SPD outlines a distance of 21 metres should be maintained between habitable rooms, the balcony is considered to maintain a significant enough distance to retain privacy between opposite properties.

The rear balcony does not project further to the rear than the existing nearest dwelling to the south of the proposal. The balcony itself is recessed into the rear elevation of the extension. This assists in screening the balcony from direct views to the south and preventing detrimental loss of privacy to neighbours.

The terrace proposed to the rear of the dwelling has been set in from the north, side elevation by approximately 3.7 metres and retains a distance of approximately 4.5 metres to the north boundary. Given the terrace is significantly distanced from the neighbouring boundary, levels of overlooking to the north would be restricted by the remainder of the rear extension and the privacy of 31 Oakfield Walk would be protected enough to prevent any detriment to residential amenity. Additionally, the balustrade to the rear of the terrace has been set in from the rear by approximately 1 metre. A 1.8 metre frosted opaque/glass screen is proposed to the north side of the terrace which assists in screening and preventing any opportunity for overlooking neighbours to the north. This screen will also be conditioned to be to a Pilkington 4 level in order to preserve the privacy of the applicant and neighbours.

Side elevation windows are minimal and are in any case protected by substantial boundary treatment to the north and south of the site.

The position and orientation of the proposed extensions and alterations, in relation to the neighbouring dwellings, their extensions and associated boundary treatments is considered

acceptable in terms of any overbearing or overshadowing impact and would maintain the amenity levels of the existing neighbouring residents to a reasonable degree.

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 significant weight in favour of the application.

Highways

The proposal increases the bedroom facility at the dwelling from three bedrooms to five. Parking facility at the property is impacted with a significant reduction in parking facility to the front of the dwelling. Despite the reduction, a minimum of three cars could still be parked on site and is therefore compliant with the minimum of two parking spaces for a dwelling providing more than two bedrooms.

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 further information regarding the application.

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.