

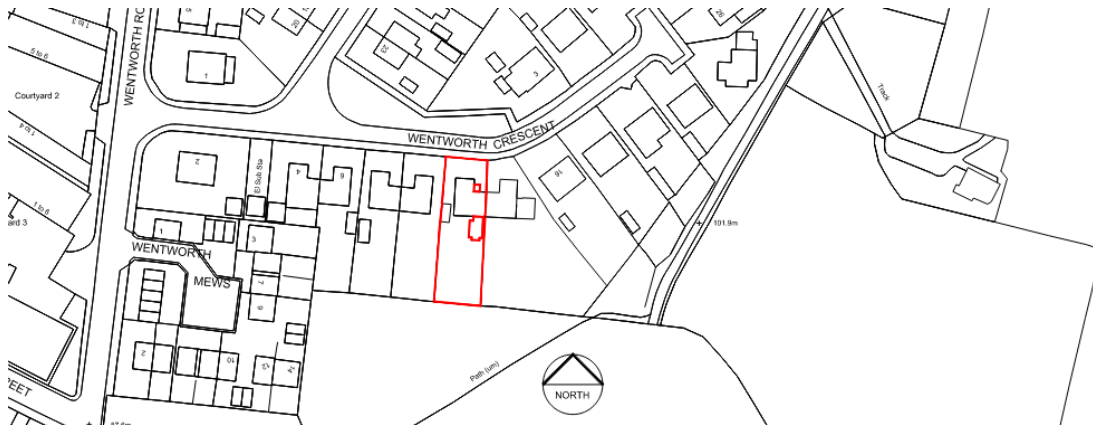
Application Reference: 2025/1093

Site Address: 12 Wentworth Crescent, Staincross, Barnsley, S75 6DR

Introduction: This application seeks full planning permission for a Single storey rear extension and new front porch to dwelling

Site Characteristics:

The dwelling is a buff-brick, semi-detached bungalow located on a steep street, rising easterly from Wentworth Road. As the result of incline, the attached neighbouring dwelling is set higher than the application dwelling, and the unattached neighbour set slightly lower. There are no properties set directly to the rear.



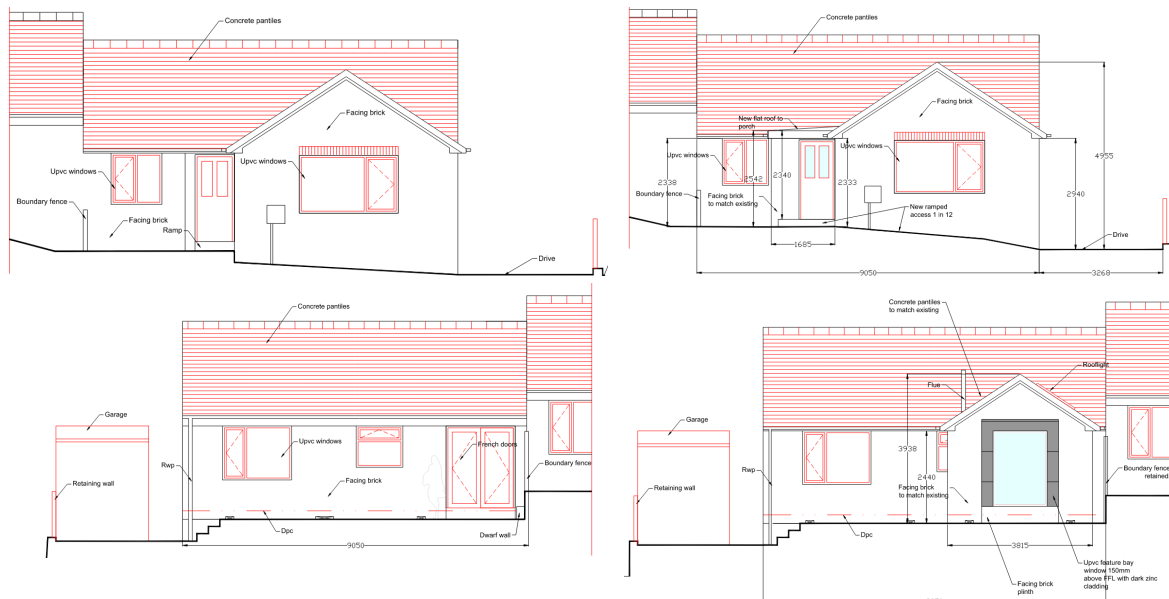
Relevant Site History

There is no site history recorded for this address.

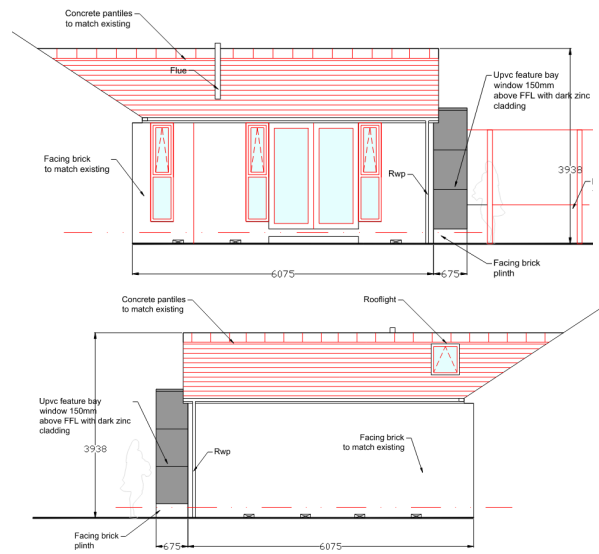
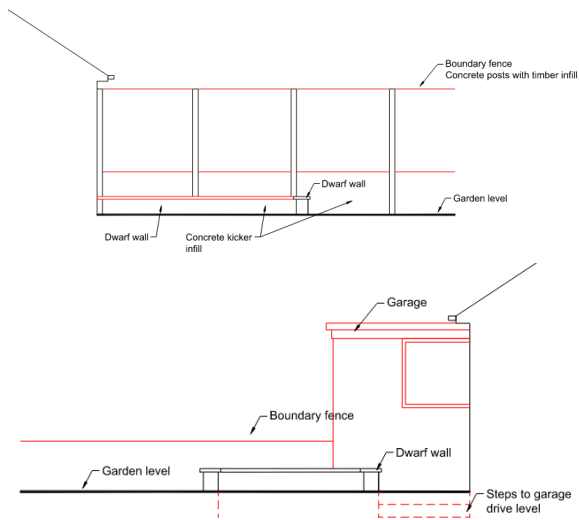
Detailed description of Proposed Works

A ground floor rear extension is proposed, along with a modest sized front porch style extension.

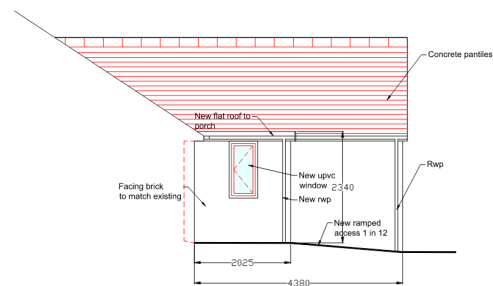
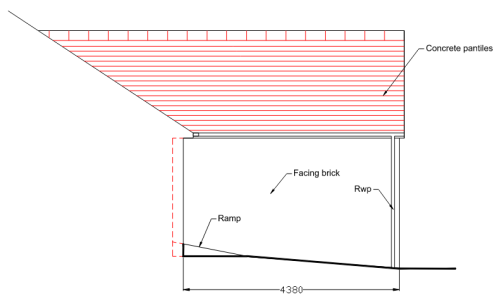
Existing and Proposed Front & Rear Elevations



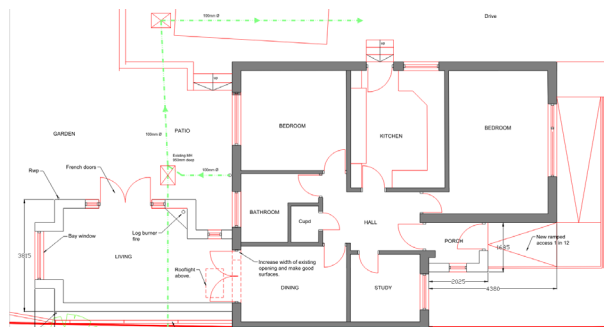
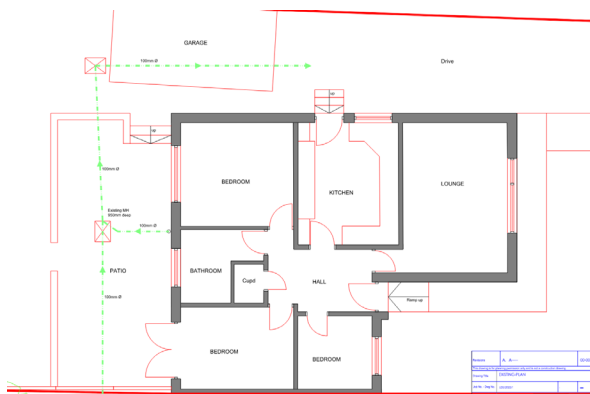
Existing and Proposed Rear Side Elevations



Existing And Proposed Front Elevation



Existing and Proposed Plans



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 SPD House Extensions states that: '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 proposed front extension has a modest 3.65m (approximate) footprint and an approximate flat roof height of 2.35. The property has an existing front projecting gable element, and the proposed extension would not project beyond this. The proposed front extension is small in scale, would be constructed of matching materials and would have little or no impact on the scale, design and character of the original dwelling. A new ramp is proposed to outside of the porch leading up to the new entrance door and would again have little impact upon the character of the existing dwelling, in accordance with the SPD House Extensions.

For the proposed rear extension, it will not be visible from the street scene. The proposed extension is an overall good design and whilst this extension has a projection of over 6m, it is not excessive in width and it is set within a large curtilage. There is approximately 18m distance from the rear boundary, which overlooks open fields, and the proposal would not appear overly large from the rear.

In terms of materials, matching materials are proposed, with the exception of the use of zinc cladding to the feature window at the rear, however this is acceptable as it would be exclusively used on the rear extent of the extension. Therefore, any harm to the original design and character of the dwelling would be minimal and would not be visible from the principal front elevation.

With little or no impact from the proposed front porch, and modest impact from the scale of the proposed extension, and section of zinc cladding, overall, the proposal would remain compliant with local polices GD1 and D1. This carries moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

In terms of the small front extension, there would be negligible impact upon the amenity of the adjacent dwellings, due its modest scale and height, just exceeding the allowance of permitted development, and being located a sufficient distance from neighbouring dwellings and the highway.

Turning to the single storey rear extension, the SPD 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. 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.'

The proposed extension has a rear projection of the extension of approximately 6.075m. The eaves and ridge heights from ground level are approximately 2.53m and 3.94m respectively, and the extension is set within 2m of a side boundary treatment. In terms of compliance with the SPD, the eaves height of the extension exceeds the SPD guidance by 0.03m or 3cm which is not felt to be significant, however, the 2.075m excess in SPD recommended projection will need to be carefully assessed.

In terms of the impact of the proposal upon amenity by way of overshadowing/loss of light and the position of the extension, both the applicant's and neighbouring gardens are south facing, therefore the proposal should not noticeably impact light levels in the neighbouring dwelling until

the afternoon and evening. Whilst the proposal may affect the area of neighbouring garden adjacent to the boundary, the principal outdoor area appears to be located towards the eastern edge of the original neighbouring dwelling, with bifold doors extending into the eastern side extension. With an approximate 780 sqm rear garden, the impact on small section of their garden would also put into context the limited amount of garden area potentially impacted by the proposed extension.

The application dwelling, at the current patio level is set approximately 0.75m below the ground level of the neighbouring dwelling. The opaque wooden boundary fence between the dwellings, installed in the neighbouring garden is approximately 1.55m high, but in the applicant's garden is effective at a height of 2.3m, sitting approximately 0.41m below the eaves height of the application dwelling, and 1.42m below the eave height of the neighbouring dwelling. With the eaves height of the extension matching the eaves height of the original dwelling, the bulk of the extension would be at a height of approximately 1.79m, or only 24cm above the height of the existing boundary fence. In addition to the mitigation of the fence, the peak ridge height would be the equivalent of approximately 3.22m instead of the true height 3.94m, when viewed from the neighbouring garden.

In terms of the 45-degree rule and overbearing impact to windows, the angle from the centre of the neighbouring dwelling's ground floor bedroom window has been measured and the extension does not meet this, however additional mitigation arises through the level difference of the dwellings, despite them being a pair of semi-detached bungalows. Furthermore, the peak ridge height is located approximately 3.75m from the midpoint of the neighbour's bedroom window, which should reduce any overbearing impact to this window.

In terms of overlooking impact, there are a set of French style doors and slim windows on the side elevation of the proposed extension, and the feature window on the rear elevation of the extension. All these windows and doors are at ground floor level and overlook into the applicant's garden. There are no windows or doors overlooking the attached neighbouring dwelling, and there is an approximate distance of 8.9m between the extension and the boundary treatment with the unattached neighbour to the west.

Finally, the proposed extension does not take up a disproportionate amount of amenity space. In addition, with an approximate net curtilage of 445 sqm, the proposed front and rear extensions along with the existing garage would only account for around 41 sqm, or less than 10% of the net curtilage. Up to 50% of the net curtilage may be used for extensions and outbuildings under permitted development rights.

It must be noted that a larger rear extension with a projection of up to 6m is allowed through householder prior notification, where there are no neighbour objections. The proposal does slightly exceed this limit, but only by 0.075m (7.5cm) or 1.25% above the 6m limit. The proposal could, if required be reduced to meet the 6m limit for prior notification.

In conclusion, although the application proposes a rear extension that exceeds the recommended 4m projection set within the SPD, given the reasons and site circumstances above, and that a similar 6m extension could be erected under the prior notification procedure and no objections have been received, therefore it is concluded that the proposal would not

cause a significant adverse impact to the amenity of neighbouring dwellings and this carries moderate weight in favour of the proposal.

Highways

The proposal would not impact the existing parking provision, which is adequate for the dwelling size, and would not impact or extend the existing access.

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

RECOMMENDATION: Approve subject to conditions

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.

Justification

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.