

Application Reference: 2025/0024

Site Address: 70 Applehaigh View, Royston, Barnsley, S71 4JG

Introduction:

This application seeks full planning permission for the erection of first floor side extension over existing garage

Relevant Site Characteristics

The detached, stone fronted, red brick property is located in a purely residential area which is characterised by a mix of housing types, styles and construction materials.

The area beyond the rear elevation falls to the north, resulting in a split level property, 2 storey to the front increasing to 3 storey at the rear.

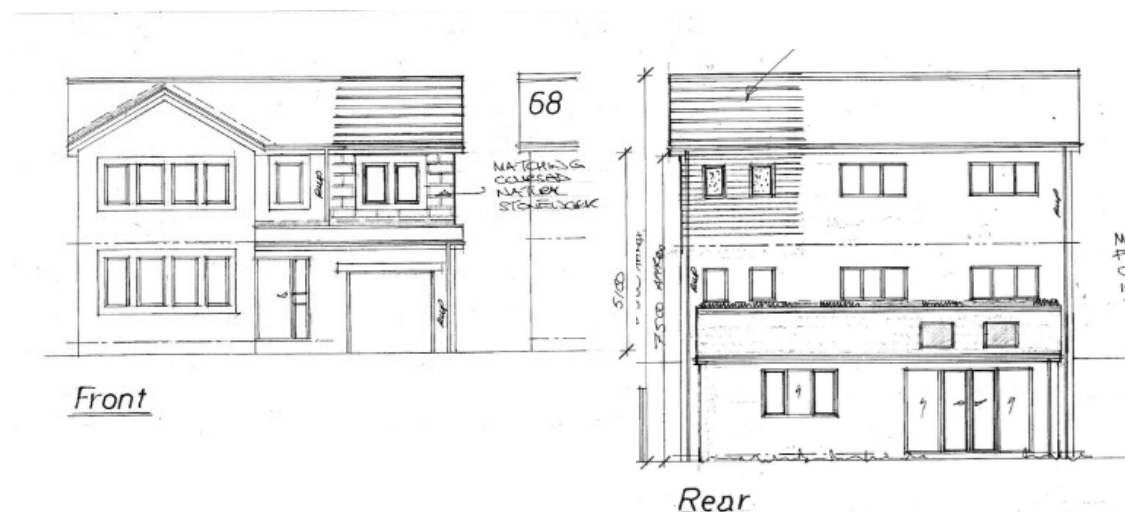
The area to the front of the property is block paved, and the dwelling benefits from a driveway to the side leading to a modest garden beyond.

Site History

Application Reference	Description	Status (Approved/Refused)
B/81/0663/RO	Erection of 28 dwellings	Historic Decision
B/83/1694/RO	Erection of two dwellings with integral garages and form two vehicular accesses.	Historic Decision
2007/0675	Erection of extensions to dwelling to form two dwellings	Approved with Conditions July 2007

Detailed description of Proposed Works

The applicant seeks permission for the erection of a first-floor extension above the existing attached side garage. The extension is to be built on the existing footprint and not extend beyond the front or rear elevations of the existing dwelling. The extension is to extend sideways the width of the attached side garage; approximately 2.5m.



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 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 that ‘the design of a two-storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection, i.e. more than 2/3 the width of the original dwelling’. Whilst this extension is a first-floor side extension the principles still apply, and in this instance the proposed extension projects 2.5m from the side elevation and therefore complies with the guidance set out in the SPD.

The document also states that two-storey side extensions should have a set back from the front elevation by at least 500mm, to allow for a vertical break in the roof plane, a lowering of the ridge line and to reduce the terracing effect. The set back also lessens the unsightly bonding of old and new materials. In this instance no set back has been provided, however it is considered that the lack of set-back would not have a detrimental effect on the character of the dwelling or the area given the inclusion of the forward gable projection and that the design mirrors that of the neighbouring properties to the north-east, 68 and 62 Applehaigh View.

The extension has been designed to harmonise with the original dwelling in terms of the construction materials which match the original dwelling and the layout and size of the windows located within it. 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 significant weight in favour of the application.

Impact on Neighbouring Amenity

The proposed first-floor extension is to be located on the north-eastern side elevation facing the side elevation of 68 Applehaigh View. The proposed extension would result in the property projecting closer to the side elevation, and the window located within it. However, it is not considered that the inclusion of the proposed extension would lead to a loss of outlook or increase levels of overshadowing as this window serves a staircase landing and it not classed as a habitable room.

Whilst there are new windows located in the front and rear elevations, as mentioned previously the extension does not project beyond these elevations and as such the proposed extension would not lead to an increase in overlooking, overshadowing or loss of outlook of the neighbouring properties.

In light of the above, and that no objections from neighbouring properties have been received, 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 considerable weight in favour of the application.

Highways

Supplementary Planning Document – Parking sets out the parking standards for dwellings; a dwelling comprising of 3 or more bedrooms requires the provision of 2no off street parking spaces. The property currently benefits from 2no bedrooms and a box room, with an integral garage and parking to the front; it also benefits from a driveway to the south-west. It could be argued that the inclusion of the proposed extension would increase the number of bedrooms from 2 to 3. However the inclusion of the proposed extension would not result in the loss of off-street parking and as such 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 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.