

Application Reference: 2025/1010

Site Address: 242 Darton Lane, Mapplewell, Barnsley, S75 6AJ

Introduction: This application seeks full planning permission for a Single storey side extension to dwelling.

Relevant Site Characteristics:

The extended red brick dormer bungalow features a yellow stone façade, and is situated in a relatively large curtilage, surrounded by neighbouring dwellings located on adjacent streets. The dwelling itself along with its curtilage, features a gentle slope towards the rear, eastern garden, and the southern side elevation. Existing ‘raised’ terraces on the east and southern elevations provide level outdoor amenity space in an otherwise unlevel lawned garden.



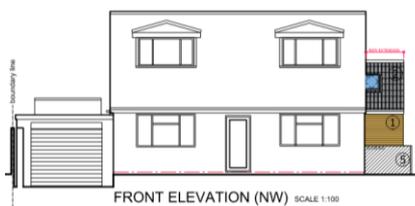
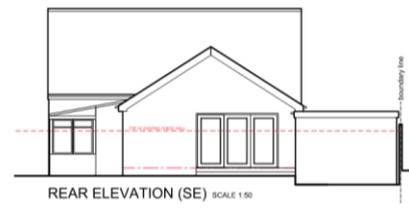
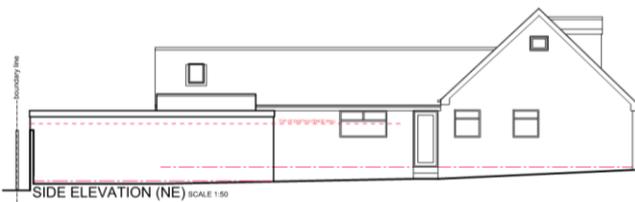
Relevant Site History

Application	Description	Status
2025/0265	Erection of attached garage to side and rear of dwelling (retrospective)	Approved
2021/0443	Erection of single storey rear extension	Approved
B/93/0865/DT5	Erection of attached and detached garages to dwelling	Approved
B/93/0415/DT5	Erection of garage extension and detached garage	Refused
B/93/0072/DT5	Erection of rear single storey and front dormer extension to bungalow	Approved
B/79/3133/DT5	Erection of private garage and extension to dwelling	Unavailable

Detailed description of Proposed Works

The proposal principally replaces and extends an existing ground floor extension which is incorporated into the side terrace, which would also feature a new dual pitched roof with rooflights. Additional works would include new glazed French style doors, and a new window opening on the same south eastern side elevation as the proposed extension. A modest sized terrace and balustrade would be constructed adjacent to the French Doors.

Existing and Proposed Floor Plans & Elevations



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.

Two objections have been received. Having read the objections, they relate to a previously approved planning application for a garage and its usage, rather than any work proposed within this application. As the objections do not relate to the proposal for the single storey side extension that this application is concerned with then they would not be relevant to the assessment of the proposal but would need to be dealt with as a separate matter outside this application. The objections have been forwarded on to the Council's Enforcement Section to look at.

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 proposed extension replaces and extends an existing extension on the south eastern, ground floor elevation of the dwelling. The footprint of the extension is only extended by approximately 8 sqm, on to an existing area of essentially raised patio. Whilst the extended footprint is modest, in contrast, the proposed gable style roof increases the height of the extension with a ridge height approximately 1.6m higher than the original flat roof. However, the eaves height remain broadly in line with the existing eaves, and the ridge height remains lower than the dwelling's principal roof.

With a heightened but more aesthetically pleasing roof, matching the existing side gable and complimenting the dwelling's main roof, any concern over the scale is outweighed by the overall improvement of the updated side extension. With the somewhat unusual layout of the streets surround the dwelling, the extension would be in quite prominent in public view from Ibberson Avenue but have a hidden or diffused view from within the street scene of Darton Lane.

Material wise, the extension would be constructed of matching brickworks, concrete roof tiles and matching white UPVC windows and doors, which also feature within the existing south eastern elevation. The guard rail (balustrade) would be made of glass.

With limited impact, the proposal would be compliant with local policies D1, and GD1. This carries moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

Due to the unusual layout of Ibberson Avenue, and its lower topographic level, the application dwelling already, and unavoidably overlooks neighbouring gardens. For context, the north eastern side boundary is shared with the rear gardens of numbers 2 through 8 Ibberson Avenue, but all these dwellings should not be affected by the proposals. The rear gardens of No10 and No12 share a rear garden boundary with the east and south eastern rear and side gardens of the application dwelling whilst No14, to an extent, No16, share a boundary with the application south eastern side garden. Part of No 240 Darton Lane's side or rear garden, along with its rear elevation also border the same south eastern side garden

The limited footprint size increase of the proposal may pose an insignificant impact on amenity of neighbouring dwellings No 14 and 16 Ibberson Avenue, and 240 Darton Lane. The increased height and style of the extension's roof may also have an impact on the same neighbouring dwellings but the extension would not be significantly overbearing nor should it have any measurable impact upon light levels, especially given the 6.4m midpoint distance between the extension and the south eastern side boundary, and almost double this at almost 12m to the rear boundary.

For overshadowing issues, the SPD House Extensions and Other Domestic Extensions offers guidance of a 10 meter distance between first floor windows and a rear garden boundary, and 22m between overlooking windows. On this occasion, with the differential in topography, all proposed replacement or new windows and glazed doors within the existing house and

extension are located at ground floor level but would potentially overlook the first floor windows of No 10 and 12, which is a continuation of the existing impact, especially with the extension not being constructed any closer to the rear boundary and quantity of glazing in the rear elevation equal or less than is currently installed.

In relation to potential overshadowing of No 240 Darton Lane and No14 and No16 Ibberson avenue, the potential is greater with a much larger glazed window frame being installed but for all three neighbours, the impact would be on their gardens rather than direct overlooking of windows and with the 10m rule not applying to ground floor windows, any overshadowing would be diffused by existing boundary treatments with the option for neighbours to install stronger boundary treatments if desired. Specifically for No14 and No16, it would be their relatively large front gardens which may be overlooked, which unlike rear gardens are not generally considered as protected, private spaces.

As has been highlighted, the status quo of impact on residential amenity is likely to remain with little or no worse negative impact on light levels but potentially a limited impact on overshadowing of some neighbouring gardens, but not to an extent which would require amendment to the plans in order to comply with Local Policy GD1, which the application does. Compliance with Policy GD1 carries moderate weight in favour of the proposal.

Highways

The proposed extension would not impact existing parking provision, and with no additional bedrooms proposed, there would be no impact to the existing and ample parking provision or access into the curtilage of the dwelling.

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

Confirmation of materials was requested from the planning agent, but otherwise 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.