

**Application Reference:** 2025/0280

**Location:** 6 Orchard Croft, Dodworth, Barnsley, S75 3QY

## Introduction

This application seeks planning permission for the removal of an existing conservatory erection of a single storey rear extension on the south-west elevation, the erection of a first-floor extension on the south-east elevation and the erection of a first-floor extension on north-east elevation.

## Relevant Site Characteristics

This application relates to a modest sized plot located on the south side of Orchard Croft and in an area which is principally residential characterised by other two-storey detached dwellings of a similar scale and appearance. The topography of the area falls west-to-east and north-to-south.

The application property is a two-storey detached dwelling constructed of brick with brown coloured pantile pitched and gable pitched roofs. The north-west facing elevation features two bay windows with a mono pitched canopy roof and entrance door. The north-east elevation features an integrated garage and is fronted by a paved driveway and vehicular access. The south-west elevation features an existing hipped roof UPV conservatory with a brick base. The property is bounded by landscaping to the north-west within the plot and there is a small triangular garden to the south-west within the plot. Boundary treatments include hedges and timber fencing.

## Site History

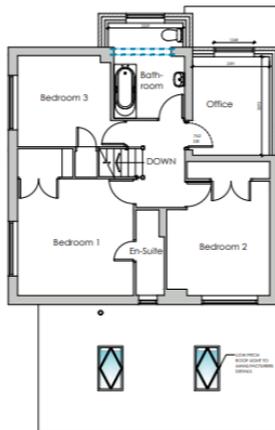
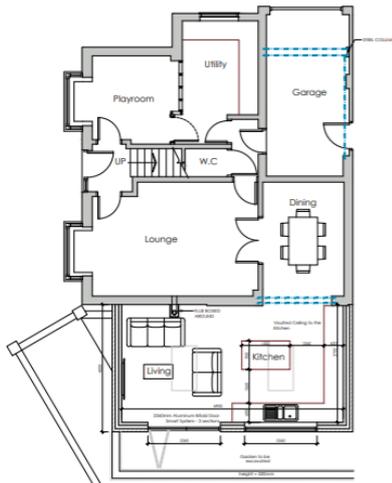
Application Reference	Description	Status (Approve/Refuse)
B/89/1532/DO	Proposed erection of 29 no. detached dwellings.	Refused.
B/90/0050/DO	Erection of 60no. detached dwellings.	Withdrawn.

## Detailed Description of Proposed Works

The applicant is seeking permission for the removal of an existing conservatory and the erection of a single storey extension on the south-west elevation. This extension would measure approximately 4 metres (L) x 7.5 metres (W) x 3.5 metres (H) and would be finished in off-white render with closely matching roofing materials.

The applicant is seeking permission for the erection a first-floor extension on the south-east elevation which would measure approximately 3.4 metres (L) x 2.7 metres (W) x 6.3 metres (H). This extension be finished in off-white render with closely matching roof materials and would adjoin an existing one and a half storey projection.

The applicant is also seeking permission for the erection of a first-floor extension on the north-east elevation which would measure approximately 1.1 metres (L) x 2.9 metres (W) x 6 metres (H). This extension would be finished in off-white render and closely matching roofing materials. It would also adjoin an existing single storey projection.



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Project: COMMERCIAL DEVELOPMENT 6 ORCHARD CROFT BARNLEY, S75 2DY		Client: MR & MRS PICKERING	
Scheme: SCHEME 2 PLANS AND ELEVATIONS		Date: FEBRUARY 2025	Scale: 1:50 (R/L)
Drawn: 24-128		Check: 02	Temp: °C
Rev	Description	Date	Drawn/Checked
1	ISSUE FOR PERMITTING		
2	FOR CONSTRUCTION		

## 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. No representations have been received.

No statutory or non-statutory consultees were consulted on this application.

## **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 single storey extension on the south-west elevation of the application dwelling would be located to the north-west of 8 Orchard Croft and the east of 4 Orchard Croft. As such, any potential overshadowing would likely occur in the early morning or late evening and not at peak times for use of a rear garden. Moreover, the application dwelling is set down from 4 Orchard Croft due to existing topography differences and because of the positioning of the application dwelling within the plot, any potential impact would likely be limited to a blank part of the east gable elevation of the neighbouring property. An existing attached garage to 8 Orchard Croft would provide further mitigation and avoid significant adverse impacts on neighbouring habitable room windows.

The proposed first-floor extension on the south-east elevation would maintain the existing eaves and ridge height of an existing asymmetrical two-storey projection. It would also maintain the footprint of the existing projection and would not extend beyond the north-east and south-west elevations of the application dwelling. It would be erected adjacent to the northern gable elevation of 8 Orchard Croft and a single storey side attached garage to the neighbouring property. A small, secondary window on the side elevation of the neighbouring property could be impacted. However, the extension would be located to the north and secondary windows on side elevations of neighbouring properties are not afforded the same protections as principal habitable room windows on front and rear elevations.

The proposed first-floor extension on the north-east elevation would be built atop an existing single storey projection and would not present significant adverse overshadowing impacts to neighbouring properties. As such, the proposal is not considered to result in significantly more overshadowing.

New apertures would be located on the north-east elevations of the proposed first-floor extensions and the south-west rear elevation of the proposed single storey extension. A sufficient distance (21

metres or more) would be maintained between the application dwelling and neighbouring properties to the north and north-east. Less than 10 metres of separation would be achieved to the south-west site boundary from the proposed single storey extension. However, this extension would replace an existing conservatory with a similar separation distance. Moreover, this extension would comprise a single storey and existing good quality boundary treatments could provide some mitigation. As such, the proposal is not considered to result in significantly increased levels of overlooking, loss of privacy or reduced outlook

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

Considering the above, 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 extensions would adopt a modest scale and sympathetic form and features. The first-floor extensions would be built atop existing projections, maintaining their existing footprint. The first-floor extension on the south-east elevation would maintain the existing eaves and ridge height of the existing two-storey projection. This extension would be set below the ridge of the existing dwelling. The first-floor extension on the north-east elevation would maintain the eaves height of the existing dwelling and would be set below its ridge. Both first-floor extensions would be finished with off-white render and would adopt pitched and gable pitched roofs with closely matching roof tiles. The use of render would not be disproportionate or out-of-keeping with the character of the surrounding area. The proposal would reflect the design and materials of surrounding properties whilst also providing a modest contrasting element to the existing brickwork. As such, the proposal is not considered to significantly alter or detract from the character of the street scene.

During the application process, a row of vertical brickwork was added between the existing brickwork and proposed render of the first-floor extension on the north-east elevation to provide a clear break between the different materials and to better reflect the detailing of existing and proposed windows on the dwelling.

The single storey extension would adopt a mono pitched roof and would also be finished in off-white render. This extension would be less visible from the surrounding public realm and would not impact on the character of the street scene.

Considering the above, 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 proposed development is not considered to be prejudicial to highway safety; existing off-street parking arrangements would not be impacted and would be maintained, and the proposal would not result in a requirement to provide additional spaces.

Considering the above, this is considered to weigh modestly 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.**

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of this 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 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.