

Application Reference: 2025 0320

Site Address: 10 Highfields Road, Kexborough, Barnsley, S75 5ER

Introduction:

This application seeks full planning permission for a single storey front porch extension to dwelling

Relevant Site Characteristics

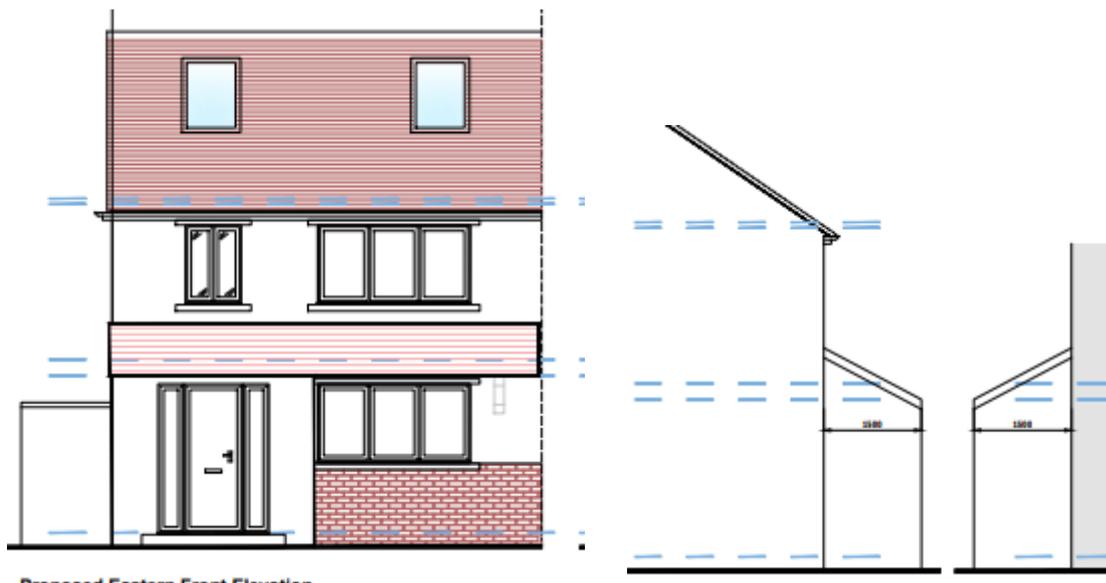
The application site is a two storey semi detached house. This pair of semis originally had hipped roofs but the application site has previously had a hip to gable loft conversion. The house has a rendered front main wall over a brick base, brickwork gable and red tiled roof. The street scene is characterised by semi-detached houses featuring a mixture of hipped and gabled roofs, many featuring a pitched or monopitch porch roof.

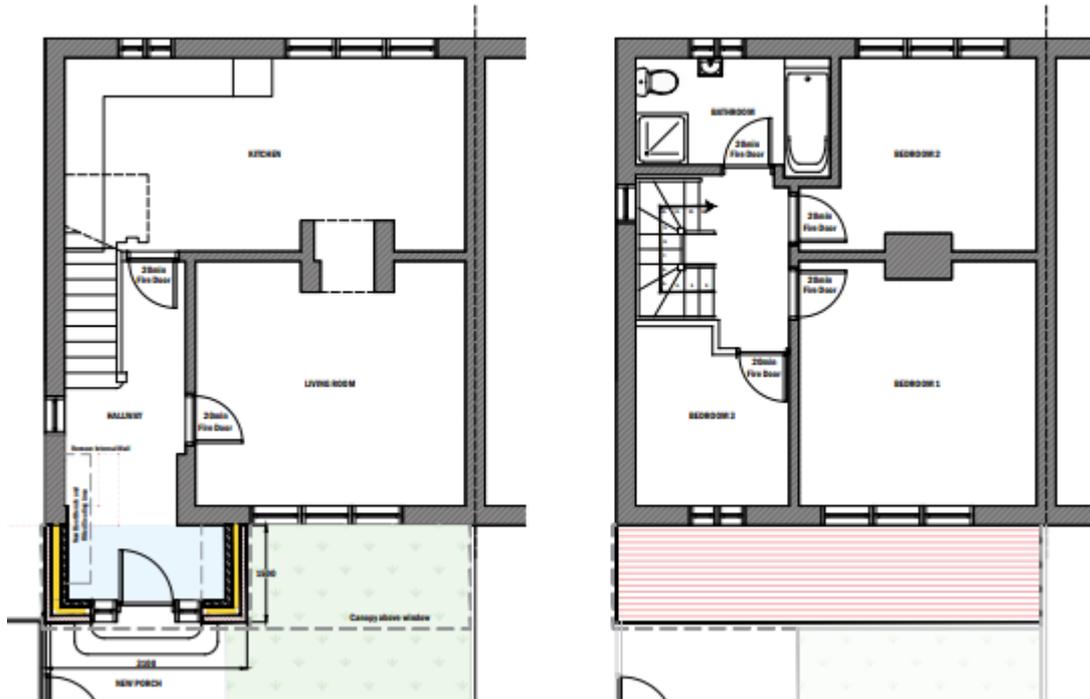
Site History

Application Reference	Description	Status (Approved/Refused)
2022/0239	Hip to gable conversion with rear dormer and removal of existing chimney with replacement roof time form rosemary to concrete tiles	Approved with conditions

Detailed description of Proposed Works

The proposed porch has a footprint of 3.1 metres by 1.5 metres with a height of 2.6 metres at the eaves and 3.4 metres at the apex. The proposal also includes a canopy roof that will extend the full width of the front wall of the dwelling. The proposed porch will have a render finish over red brick walls and the roof will be red concrete tiles.





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
- Policy GS2 Green Ways and Public Rights of Way

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

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

Public rights of way: No objections subject to an informative regarding the public footpath that runs alongside the rear boundary of the application site.

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 as designated in the Barnsley Local Plan policies map. 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 and other domestic alterations states that modest single storey front extensions which are in keeping with the style of the existing house may be allowed and gives the example of an extension providing a porch and a small extension to the front living room which would be allowed because it is discrete and adopts the form and features of the original.

The scale and design of the proposed porch and front canopy roof reflects the character of the existing dwelling, and the proposal is considered to be acceptable. Although there are no other front extensions quite like the proposal in the street, there are a number of examples of porches and an example of a full width front canopy roof with no porch. It is concluded that the proposal reflects the character of the street scene and is acceptable.

The application indicates that the extension would be built of facing and roofing materials like those on the existing house and a condition would secure this.

The extension is considered to be acceptable in visual terms and to be in compliance with Local Plan policy D1, and as such carries significant weight in favour of the application.

Impact on Neighbouring Amenity

The Supplementary Planning Document for House extensions and other domestic alterations establishes general principles for house extensions, including that they should not adversely affect the amenity of neighbouring properties. The extension does not include any new windows in the side wall of the porch which could affect the privacy of the neighbouring houses, and the scale and design of the proposed porch and canopy roof is such that the proposal does not cause any unreasonable overshadowing or dominance of the adjoining semi.

It is considered that the proposal would not result in any material harm to the amenity of neighbouring properties and is in compliance with Local Plan policy GD1. This carries moderate weight in favour of the application.

Highways and public rights of way

The proposal will have no impact on the parking provision for the house nor on the public footpath which runs down the back boundary of the houses on this side of Highfields Road. Reflecting the advice of Public Rights of Way an informative is recommended advising the applicant that safe public access on the right of way should remain available at all times. It is considered that the proposal would not result in any material harm to highway safety or public right of way conditions and this carries neutral weight.

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.