

Application Reference: 2026/0150

Site Address: 21 Quest Avenue, Hemingfield, Barnsley, S73 0QB

Proposal: Erection of a single storey side and rear wrap around extension and creation of an enlarged parking area at the front.

Relevant Site Characteristics:

The host dwelling is a red brick semi-detached property which has a tiled hipped roof and white UPVC windows and doors. To the front is a small grassed garden area with two trees located along the front boundary. There is also a red brick dwarf wall running along the front boundary. There is an existing driveway and vehicular access to one side which leads down the side of the property. The surrounding properties are similar in terms of their general design and appearance.

Site History

There is no relevant site history.

Detailed description of Proposed Works

The application proposes to erect a single storey wrap around extension to the side and rear of the property to create a ground floor study and utility area, as well as enlarged dining/snug area off the existing kitchen.

Proposed Floor Plans & Elevations



PROPOSED SOUTH (SIDE) ELEVATION
1:50 @ A1



PROPOSED EAST (FRONT) ELEVATION - 1:50 @ A1

PROPOSED WEST (REAR) ELEVATION - 1:50 @ A1

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 were 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 of Development

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 House Extension and Other Domestic Alterations SPD states that single storey extensions to the rear of semi-detached houses should not exceed 4 metres in projection and where they exceed 4 metres in length the eaves height should not exceed 2.5 metres.

It goes on to state that the design of a single 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 two thirds the width of the original dwelling. A lean-to roof is a more traditional form and could be used as an option against a gable wall to reduce the impact on a neighbouring property.

In this case the proposed extension extends beyond the rear wall by approximately 3.3m and is 2.5m wide. The proposal has a hipped roof and is proposed to be built in red brick with a tiled roof and UPVC windows which matches the host dwelling and will be complementary to it. As such, the proposal meets the requirements set out in the SPD and given its small scale, would have a minor impact in terms of its visual appearance and impact on character.

Overall, the proposal is in accordance with the SPD and policies GD1 and D1 of the local plan. This carries moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

The proposal includes two windows on the side elevation of the single-storey extension. These would face directly towards the side elevation of the adjacent property, which contains no ground floor windows. Therefore, the introduction of these windows is unlikely to result in harmful overlooking or a loss of privacy for neighbouring occupiers and is considered acceptable in terms of residential amenity.

The rear elevation would feature one window and a set of double doors, along with roof lights above. These openings would face into the applicant's own garden, and existing boundary fencing between the applicant's property and neighbouring plots provides sufficient screening.

Overall, the development is not considered to result in any unacceptable harm to neighbour amenity and is in accordance with Policies GD1 and D1 of the Local Plan, which carry moderate weight in support of the proposal.

Highways

The proposal seeks to create additional parking at the front of the dwelling to replace what will be lost from the new extension at the side. The property is not located on a classified road and therefore turning space is not required. Other properties along this street have a similar arrangement and generally the extension of the driveway could be completed without planning permission.

Highways DC have raised no objection to the proposal as such the proposal is acceptable in terms of highways safety and is in accordance with policy T4 of the Local Plan. This carries moderate weight in favour of the proposal.

Trees

The proposal seeks to create an enlarged driveway to the front which requires the removal of a small group of trees/shrubs from the front boundary. The trees/large shrubs are a group of overgrown Sumacs which although prominent in the street are not of a quality where they could be considered a constraint to development. The Tree Officer has raised no objection to the proposal and therefore the proposal is acceptable in this respect.

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**

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.