

Application Reference: 2025/0246

Site Address: 1 Round Hill, Darton, Barnsley, S75 5QJ

Introduction:

This application seeks full planning permission for a 1st floor front extension (above integrated garage) to dwelling. This would be creating additional space for the second bedroom and space for an en-suit. The applicant would also like a window to the side elevation.

Relevant Site Characteristics

The application site is located at 1 Round Hill, Darton, Barnsley, S75 5QJ. This area is characterised by the large number of residential properties, which consist of predominantly detached and semi-detached dwellings. The site east of the centre of Darton and is north of Barnsley Town centre. The site can be accessed via direct road links and is approximately 0.75 miles away from Darton train station.

Site History

No recent or relevant site history.

Detailed description of Proposed Works

The applicant is proposing the erection of a 1st floor front extension (above integrated garage). This would provide additional space for the second bedroom and space for an en-suit. The applicant is also proposing to add an additional window to the side of the property this would provide light and ventilation to the en-suite. The window would also be obscurely glazed. The development would not move the building line forward but rather would be on top of the existing garage. The property is stepped back from its neighbour and as such the development would still be behind the neighbour.

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.

Parish Council - No comments 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 Wombwell and the urban fabric of Barnsley. 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 scale and design of the extension would be considered to be acceptable and would not be out of character for the area. The applicant has stated that the same materials would be used externally to match the existing house. The scheme would integrate with the current design of the house and would not harm the character of the area. There are examples of similar extensions in the area with extensions above garages and as such would not stand out as an anomaly.

Impact on Neighbouring Amenity

The proposal would not project any further than the current attached garage which is at the front of the property. The applicant has also proposed an obscurely glazed window to the side of the property for the use of the en-suite. The scheme would not result in overlooking and would not impact the 45-degree code. Therefore, the neighbouring amenity would be protected.

Highways

The proposed rear extension would not result in the reduction in length of the driveway and the loss of access. The Council's highways Officer has not been consulted upon as there is not going to be any changes or impacts on highway safety. As such the proposal would be acceptable from a highway's perspective.

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.