

## **Application Reference: 2025/0250**

**Site Address:** 14 Ings Way, Ingbirchworth, Barnsley, S36 7GL

**Introduction:** This application seeks full planning permission for a Single storey side and rear wrap-around extension to dwelling

### **Relevant Site Characteristics**

The red-brick semi-detached bungalow with a stone façade sits within essentially a large corner plot of a predominantly circular road leading off Wellthorne Lane in the village of Ingbirchworth. The dwelling features a small front lawn, a very long driveway leading to a garage at the side of the dwelling. The rear garden is short and split between an area of decking featuring a small conservatory, and a separate small area of lawn. However, the side garden extends a considerable distance from the west elevation of the dwelling in a relatively narrow format. Neighbours to the west of the dwelling are bungalows of a similar size and style. Dwellings to the east of the attached neighbouring dwelling are larger two-story houses.

### **Site History**

No recorded site history since planning approval for four bungalows was approved in 1993.

### **Detailed description of Proposed Works**

The proposal is for a side and rear wraparound extension constructed of matching brickwork and roof tiles, which would replace the existing rear conservatory. A new covered canopy is also proposed to be located at the front elevation of the side extension, which is where a relocated entrance door would also be created. The approximate rear projection of the extension would be 3m, which is slightly less than the existing conservatory whilst the existing height of the dwelling would remain, the extension being approximately 3.08m high, would again be slightly lower than the existing conservatory. The width of the rear extension would be 9m, covering almost all of the rear elevation and extending beyond the western side elevation by approximately 3.05m. The side extension has an approximate setback of 5.6m from the front elevation of the bungalow, and extends for 7.25m, including for 3m beyond the rear elevation. The proposed canopy projects for approximately 6.3m, starting 1.9m beyond the front elevation of the extension, and features a side projection of 3.25m.

### **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 responses 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**

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 scale of the proposal is proportionate to the existing dwelling and complies with local planning policy outlined in the House extensions and Other Domestic Extensions SPD by having a side projection of less than two thirds of the size of the original dwelling, and less than 50% of the width of the space between the side elevation and the boundary, applicable as essentially the dwelling is a corner plot. The main roof height remains unchanged and the extension's height at approximately 3.08m is slightly lower than the existing conservatory. The covered canopy somewhat extends the width and length of the proposed extension, but not to a detrimental level. With these aspects considered together, there would be limited impact caused by the scale of the proposed extension and canopy.

With matching materials predominantly proposed, especially for the main brick work and roof tiles, the design would also match well with the existing house and broader street scene, resulting in a limited impact on both the design and character of the dwelling and the street scene.

### Impact on Neighbouring Amenity

Apart from the attached dwelling of No.14a, there are no neighbouring dwellings located to the rear of the dwelling and due to a substantial distance and location of the neighbouring dwelling to the west, which features the applicant's detached garage in-between the dwellings, the only

potential impact on neighbouring amenity would be on the attached neighbouring dwelling. With the extension replacing the existing conservatory, with a slightly lower height and shorter projection, potential impact on amenity would solely be due to the change of materials used within the extension. Whilst this impact would not be considered to be significant, and no objection has been raised, additional mitigation for the proposal arises from that if the side and rear extensions were unconnected, with a slightly lower flat roof or featuring a dual pitched roof up of to 4m high, it would have been eligible to be constructed through permitted development. With consideration of the above, the proposal would be expected to have a limited effect on the amenity of No.14a, and little or no impact on the amenity of any other neighbouring 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**

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.**