

The applicant is seeking permission for the erection of a single storey lean-to extension along the side elevation of the existing dwelling to create an enlarged kitchen/diner with a utility room and downstairs toilet. The extension proposes one window to the front, one window to the side and one window to the rear with three velux windows in the roof slope.

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 on 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.

Local Plan Allocation – Urban Fabric

The site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation.

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Penistone Neighbourhood Development Plan (2018-2033) – Following the successful referendum on 11 July 2019, Barnsley Metropolitan Borough Council resolved to make the Penistone Neighbourhood Development Plan on 27 August 2019. It now forms part of the statutory development plan for Barnsley Metropolitan Borough Council.

Supplementary Planning Documents:

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.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- Section 12: Achieving well designed places

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

- Penistone Town Council were consulted and raised no objections.
- Highways raised no objection to the proposal and have requested two conditions to ensure there is adequate parking provision to serve the dwelling.

Representations

Neighbour notification letters were sent to surrounding properties and no comments were received.

Assessment

The main issues for consideration are as follows:

- The acceptability of the alterations
- The impact on the visual amenity/character of the area
- The impact on neighbouring residential properties

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 application site is located within a housing estate in Penistone and is allocated as Urban Fabric. The immediate surrounding area features a mix of uses, including commercial and residential. The

proposed development is to erect a single storey extension to the side of the dwelling to create an enlarged kitchen/diner, utility room and downstairs toilet. Extensions and alterations to domestic properties are acceptable in principle subject to compliance with other local and national policy. This weighs significantly in favour of the proposal.

Impact upon Visual Amenity and Character of the Area

There will be no significantly harmful impact to visual amenity or character of the area. Whilst the lean-to style roof does not directly reflect the design of the host dwelling it is of a typical design for a side extension. The site is not within a conservation area and there are other examples of minor side extensions/garages of a similar design within the street scene as such is not considered to be harmful. The materials will match those of the existing dwelling and therefore the visual amenity of the street scene will not be impacted as a result of the development.

The proposal is therefore acceptable in terms of visual amenity and impact upon the street scene in accordance with Policy GD1: General Development and D1 . This weighs significantly in favour of the proposal.

Residential Amenity

There will be no significantly detrimental impact upon residential amenity. Given the positioning of the extension on the south east side of the dwelling and that it is single storey it is unlikely the proposal would harm neighbour amenity by virtue of overshadowing or loss of light.

The windows to the front and rear both face directly over the applicants own garden area/drive way and the side window will serve a w/c as such will be obscure glazed. There is also a 6ft fence between the site and neighbouring property therefore no overlooking will occur.

As such, the proposal is considered to respect neighbouring amenity in accordance with Local Plan Policy GD1: General Development. This weighs significantly in favour of the proposal.

Highway Safety

The proposed extension will be positioned where there is an existing driveway down the side of the dwelling. However, the site location plan indicates an additional car parking space at the front of the dwelling. A site visit confirmed this area has already been surfaced with loose chippings however Highways DC do not consider this to be a suitable surface for a second parking space, as such a condition has been added to ensure the space is suitably surfaced.

Given that two surfaced parking spaces will be provided, there will be no impact upon highway safety. This weighs significantly in favour of the proposal.

Conclusion

Having balanced all material planning considerations, and with no objections have been received in respect to the proposal. The proposal will not be significantly harmful to residential and visual amenity, nor will it negatively impact highway safety. As a consequence, the positive aspects of the proposal outlined above are not outweighed by any other material planning considerations. The proposal is therefore, on balance, recommended for approval.

Recommendation

Approve with conditions