

**Application Reference:** 2025/0243

**Site Address:** 30 Furlong Road, Bolton Upon Dearne, Barnsley, S63 8HU

**Introduction:** This application seeks full planning permission for a 'single storey side extension to two storey dwelling'.

### **Relevant Site Characteristics**

Located within a small crescent style setback from of Furlong Road, the dwelling itself is a red-brick, semi-detached house with a relatively large side garden. Whilst the broader street scene varies significantly in house style and mixture of commercial and residential premises, the immediate street scene comprises of similar style houses with many, like the application dwelling featuring a large front porch. The unattached neighbouring dwelling which appears to have had an equally large side garden now features a relatively large two storey side extension. In addition to the applications dwelling's large side garden, it also features ample sized enclosed front and rear garden space.

### **Site History**

There is no recorded planning history for this address.

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

The amended proposal is now for a ground floor side extension with an approximate side projection of 4.1m and a length of 6.03m. The proposed roof would be a flat roof featuring a small parapet atop and would have an approximate maximum height of 2.97m. There appears to be additional alterations to the existing roof of the front porch, with an increase in approximate eaves height to 2.4m from 2.16m but a reduction in the maximum height from 3.25m to 3.10m on the front elevation, and a reduction in the maximum height of 3.45m to 3.25m on the side elevation. The application form details matching red brick for the front elevation of the extension but render to side and rear elevation. However, the revised plans indicate an entirely brick built extension and this has been confirmed in an email by the applicant.

### **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

Forestry Officer: In a discussion with the Forestry Officer, and a review of site photos, they confirmed that the proposal would not be detrimental to the tree in the rear garden.

### **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 amended proposal which has been significantly reduced in size from the originally submitted proposal, is now of an acceptable scale in relation to the original dwelling and complies with the local SPD House Extensions and Other Domestic Alterations, which requires side extensions to have a sideways projection no larger than two-thirds of the width of the original dwelling. In further compliance with local policy, the extension features a set-back from the principal front elevation of the dwelling, and whilst not a requirement, does not extend beyond the rear elevation, instead the proposal sits flush with the rear elevation. The proposed approximate roof height of just under 3m high is also acceptable. With compliance to local policy, the impact of the proposal in relation to the scale of the dwelling would be considered as having little or no impact.

In similarity to the scale of the proposal, the design of the proposal is compliant with local policy requirements by using matching materials and showing subordination to the original dwelling. Whilst a pitched roof may have been more aesthetically pleasing, there are no specific local requirements for a pitched roof. Overall, the design of the proposed extension would have a limited impact upon the character of the dwelling, and an equal limited impact within the broader street scene.

With modest alterations to the existing porch, an overall reduction in height and the use of similar materials would result in the altered front porch having little or no effect on the scale, design and character of the original, or extended dwelling.

#### Impact on Neighbouring Amenity

The original plans may have had a negative impact on the visual amenity of neighbouring dwellings and upon the street scene in general due to its prominence and out of character appearance with similar dwellings. In contrast, the revised proposal, with its's modest overall scale and SPD compliant side projection, even with the flat roof, would have little or no impact upon the amenity of any neighbouring dwelling or other dwelling within the street scene.

As the dwelling benefits from a good-sized plot, with approximate original distances of 8m from the front porch to the front boundary, 9m from the side elevation of the house to the boundary, and a minimum of 13m from the rear elevation of the house to the rear garden boundary, impact on unattached neighbouring dwellings to the side and rear would be minimal. The unattached side neighbour at No.28, which along with the reduced 5m distance between the extension and the boundary, also benefits from an approximate 7m distance between their 2-storey extension and the shared boundary. For neighbouring dwellings to the rear, their rear garden's increase the separation distance from the rear elevation of the house and extension to over 25m, which is usually an acceptable distance for a two-storey extension. Whilst the distance to the attached neighbour of No.32 is obviously less, given the location of the extension, there it would be no impact for this neighbour as the extension is confined to the side elevation and would not overlook or broadly be seen from their dwelling or garden. Overall, with the extension, and overall reduction in porch height would be compliant with local policy GD1 by having little or no impact on residential amenity.

#### Highways

With ample existing parking provision maintained and unaffected by the proposals, there would be little or no impact on parking provision or highway safety.

#### 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**

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issue that arose whilst dealing with the planning application:

- The scale of the proposal, particularly the width was deemed too large.

#### **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.**

### **Conditions and Informative**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

**Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.**

2. The development hereby approved shall be carried out strictly in accordance with the amended plans (Proposed Planning Drawings 83/002; Proposed Site Plan (1) DRG no. 4; Existing elevations and ground floor plan 83/01) and specifications as approved unless required by any other conditions in this permission.

**Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.**

3. The external materials shall match those used in the existing building.

**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.**

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.