

**Application Reference: 2025/0101**

**Site Address: 30 St Juliens Way, Cawthorne, Barnsley, S75 4ES**

**Introduction:**

This application seeks full planning permission for the erection of a single storey front extension to dwelling.

**Relevant Site Characteristics**

The detached, brick built residential property is located in a purely residential area which is characterised by a mix of housing types and styles, which are built on a staggered building line.

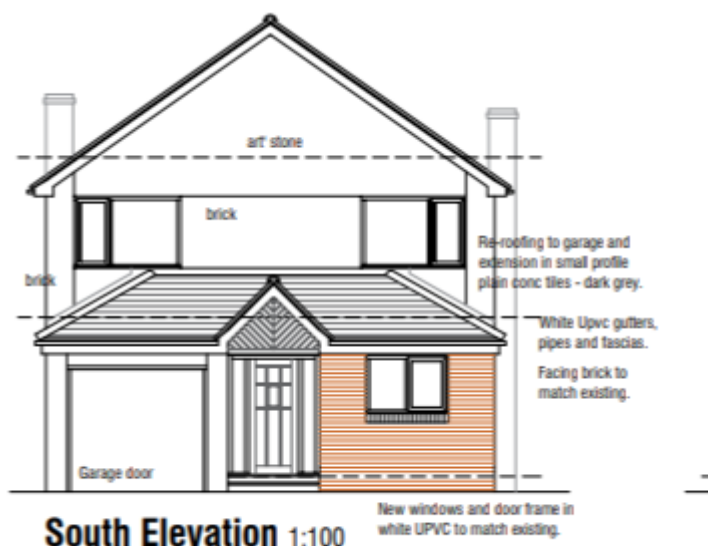
The dwelling and its neighbours are located within modest plots, with a parking area and small garden to the front and private gardens to the rear.

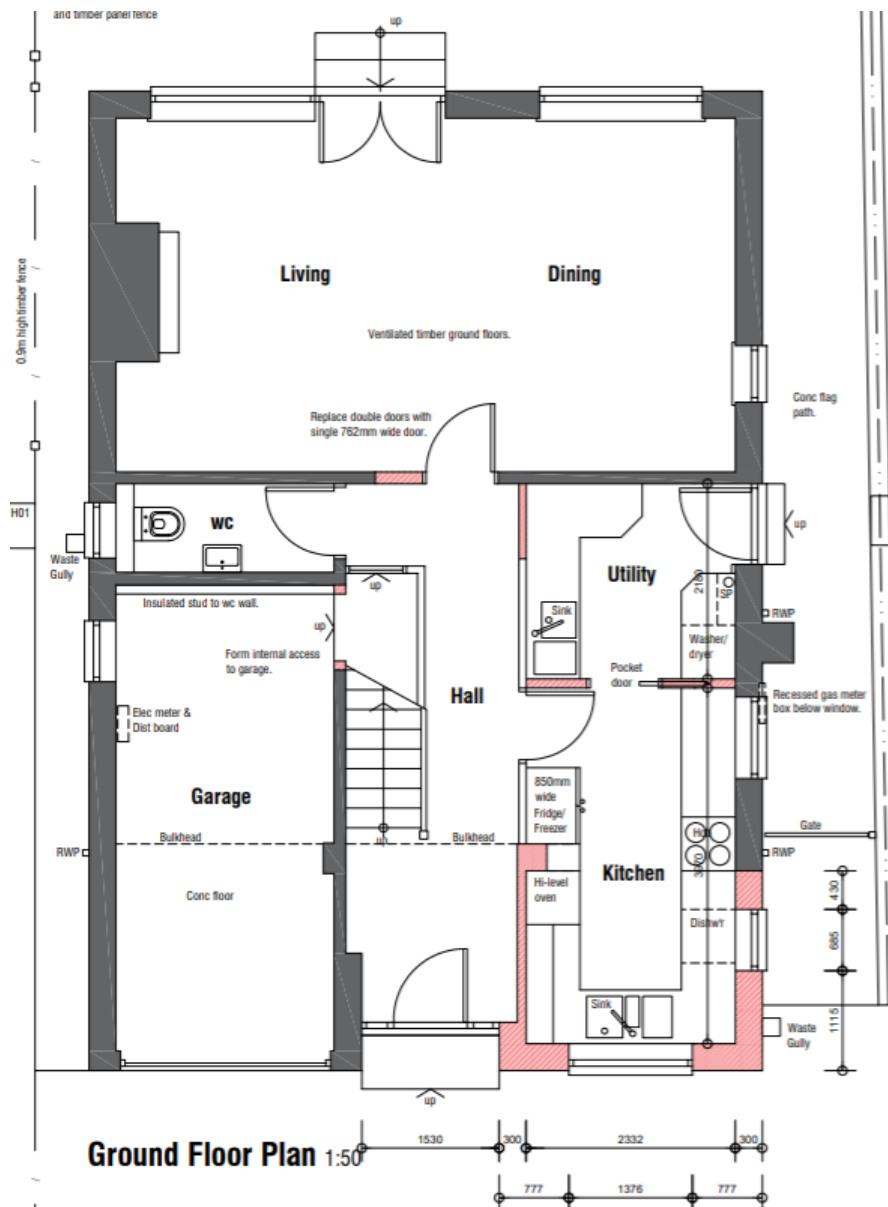
**Site History**

<b>Application Reference</b>	<b>Description</b>	<b>Status (Approved/Refused)</b>
B/77/2244/PR	To erect extension to dwelling	Historic Decision

**Detailed description of Proposed Works**

The applicant seeks permission for the erection of a single storey extension to the front elevation of the dwelling. The extension is to project 2.2m from the front elevation, extending 2.9m along it, infilling the existing forward projection. It is also proposed to alter the existing recessed porch to include a central gable feature.





## 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 SPDs 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.

One letter of representation has been received which raised no objection to the development.

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 Urban Fabric where 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 front elevation of a building is the most important for its contribution to the street scene. Therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene or cause overshadowing to neighbouring dwellings.

Modest single storey front extensions, which are in keeping with the style of the existing house, may be allowed. For example, a small extension to form a porch and provide some extra space in the front living room, which adopts the form and features of the original dwelling would be acceptable. However, a larger flat roof extension, with a conservatory-like front, would be unacceptable.

Porches which fulfil their traditional function of providing shelter for the front door are normally acceptable as long as they respect the design and external finishes of the original dwelling.

The proposed extension is designed to reflect the original dwelling in terms of roof style and pitch and is to be constructed from materials which match the original dwelling. It is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1, which carries significant weight in favour of the application.

### Impact on Neighbouring Amenity

The erection of the front porch/kitchen extension is to be located on the front southern elevation of the dwelling. As the proposed extension is to not extend beyond the furthest projection of the existing integral garage, the proposed extension would not result in a detrimental impact on the property to the west, 32 St Julien's Way by means of overshadowing or loss of outlook.

As mentioned previously, the dwellings along St Julien's Way are sited on a staggered building line, with the application property being set approximately 7.5m forward of the property to the east 28 St Julien's Way. Due to the location of the extension in relation to the path of the sun, the proposed extension could lead to an increase in overshadowing, however, any increase in overshadowing would occur over the front garden area and not negatively affect private amenity space or habitable room windows and as such would not lead to a detrimental increase in overshadowing.

It is proposed to include a window within the eastern side elevation of the proposed extension, however it is not considered that it would lead to an increase in overlooking of the neighbouring dwelling to an unreasonable level given that the window would be located 1.3m from the

shared boundary, the area to the front of the property is not considered private and that the window would be located at 90 degrees to, and approximately 9m from the habitable room window located on the front elevation of the potentially affected dwelling.

Based on the assessment above it is considered that the proposed development would not have a detrimental impact on the amenity of neighbouring residents and is acceptable and in compliance with Local Plan Policy GD1; the carries significant weight in favour of the application.

### Highways

The proposed extension, whilst projecting forward of the original dwelling, would not project forward of the furthest extent of the dwelling, and as such would not result in the loss of off-street parking provision, nor would it result in the requirement of additional provision. The proposed extension is therefore considered acceptable and in compliance with Local Plan Policy T4, which carries significant weight in favour of the application.

### 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**

### **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.**