

**Application Reference: 2025/1059****Site Address:** 59 Weetshaw Close, Shafton, Barnsley, S72 8PZ**Introduction:**

This application seeks full planning permission for the erection of a two-storey side and single storey rear extension.

The ground floor of the side extension is under construction through planning permission 2023/0373.

**Relevant Site Characteristics**

The host dwelling is a semi-detached property finished in red brick and render, with dark windows frames and a hipped roof. The property has an open frontage providing off-street parking for multiple cars. The property benefits from a generously sized garden which extends to the side by 9m and over 50m in length (from the rear elevation). The rear garden is predominately lawned and has a long driveway along the western boundary. To the side, there is a double gate which secures the rear garden.

The street scene is relatively varied with a mixture of semi-detached properties; terrace properties and detached bungalows. Some backland development has taken place to the rear of Nos 49-51. The surrounding area is residential in nature, with dwellinghouses surrounding the application site in all directions. Weetshaw Close is a cul-de-sac off Pontefract Road in the Shafton area. Pedestrian access to Cudworth Parkway is provided at the end of the cul-de-sac.

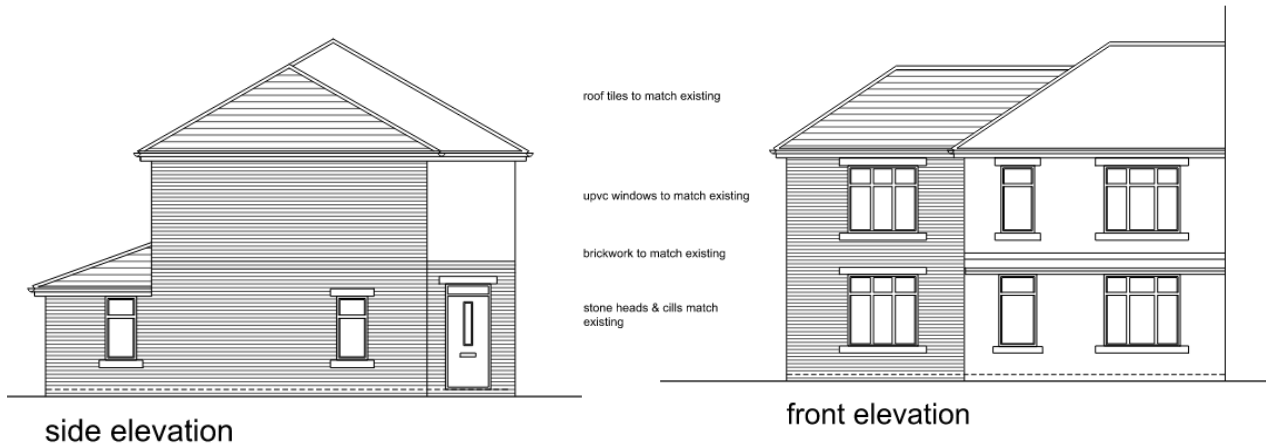
**Site History**

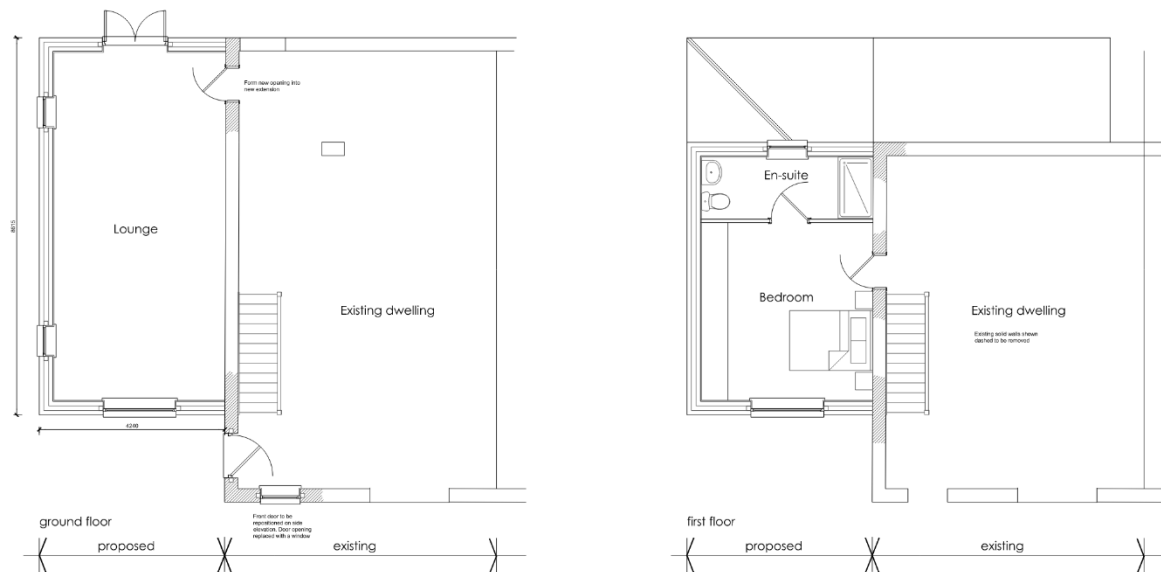
<b>Application Reference</b>	<b>Description</b>	<b>Status (Approved/Refused)</b>
2013/0844	Erection of two storey side and rear extension and single storey rear extension with rear timber decking	Approved September 2013
2014/1256	Erection of 1 no. detached dwelling and detached garage	Refused February 2015 Appeal Dismissed May 2015
2022/0759	Proposed demolition of existing garden buildings and erection of a detached house and garden building with associated access and parking / turning facilities	Withdrawn September 2022
2023/0373	Proposed demolition of existing garden buildings and erection of new garden building with associated access and parking / turning facilities and the erection of a single storey side and rear extension to the existing dwelling	Approved January 2024

## Detailed description of Proposed Works

The applicant seeks permission for the erection of a two-storey side extension and single storey rear extension.

The two-storey side extension is to project 4.2m from the side elevation of the dwelling, extending the full depth of the property. The ground floor is to extend the full depth of the property and 2.4m beyond the rear elevation of the dwelling.





## 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; one letter of representation has been received in relation to:

- Building works have commenced
- Safety of the building and inspections of the footings

### **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 unless the NPPF establishes a specific weight:

- 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.

### Impact on Neighbouring Amenity

The Supplementary Planning Document for House Extensions and Other Domestic Alterations states that proposals for house extensions, roof alterations, outbuildings and other domestic alterations should be of a scale and design which harmonises with the existing building and be subordinate; not adversely affect the amenity of neighbouring properties; maintain the character of the street scene and not interfere with highway safety.

The proposed two-storey extension is to be located on the western side elevation of the dwelling within the building line of the original dwelling, with the single storey element not extending beyond the extent of the existing single storey rear extension. As such there would be no detrimental increase in overshadowing or reduction in outlook from the neighbouring dwellings. This carries considerable weight in favour of the application.

There are habitable room windows located on the side elevation of the proposed extension at ground floor level, however they are located a sufficient distance from the boundary, with the existing boundary treatment providing adequate screening. The windows located on the front and rear elevations do not project closer to the respective boundaries than the existing dwelling and as such the proposal would not increase levels of overlooking to an unreasonable level. The carries considerable weight in favour of the application.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level which carries considerable weight in favour of the application and as such is in compliance with Local Plan Policy GD1 General Development and Supplementary Planning Document House Extensions and Other Domestic Alterations.

### Scale, Design and Impact on the Character

Supplementary Planning Document House extensions and other domestic alterations states that 'the design of a two-storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection, i.e. more than 2/3 the width of the original dwelling'. In this instance the proposed extension projects 4.2m from the side elevation and therefore complies with the guidance set out in the SPD.

The document also states that a two storey side extensions should have a set back from the front elevation by at least 500mm, to allow for a vertical break in the roof plane, a lowering of the ridge line and to reduce the terracing effect, the set-back also lessens the unsightly bonding of old and new materials. It goes on to state that the linking or closing the gap between semis or detached houses to give the effect of a terrace, is a detrimental change to the character of the street scene and must be avoided, therefore a side extension should also be set in by one metre from the side boundary with an adjacent property, to further avoid the terracing effect. The proposed extension is set in from the side boundary by at least 6m and incorporates a set-back of 2m from the front elevation; this carries considerable weight in favour of the application

The design of the proposed side extension relates well to that of the original dwelling in terms of roof style, pitch and detailing and the materials proposed, in addition the fenestration of the proposed matches that of the original dwelling. This carries considerable weight in favour of the application, and it is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1.

## Highways

Supplementary Planning Document – Parking sets out the parking standards for dwellings; a dwelling comprising of 2 bedrooms requires the provision on 1no off street parking space, whereas a dwelling comprising of 3 or more bedrooms requires 2no off street parking spaces.

The proposed development would not result in the requirement for additional off-street parking provision; the proposal would however be located on the existing driveway potentially resulting in the loss of off-street parking. The plans submitted indicate that the front garden area is to be hard surfaced in a permeable paving which will provide parking for 2no vehicles, which is clear from the planning officer site visit photos. Therefore, there is no loss of off-street parking provision; in addition, there are no on-street parking restrictions to the front of the property. This carries significant weight in favour of the application.

As such is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety.

## Other Issues

Comments have been made in relation to the works commencing on site and the safety of the building.

As mentioned previously works at the site have already commenced and these works relate to planning permission 2023/0373, which amongst others included the erection of a single storey side extension. Therefore, the works that have already been undertaken do have the benefit of planning permission and are authorised.

In relation to the inspections of the extension, these fall within the parameters of Building Control and it is the responsibility of the applicant to ensure all the necessary permissions and inspections are in place. These concerns are not material planning considerations and carry no weight against 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**

**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.**

## **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.