

**Application Reference:** 2025/0242

**Site Address:** 17 Turnberry Grove, Cudworth, Barnsley, S72 8ER

### **Introduction:**

This application seeks full planning permission for a 2-storey side extension to dwelling.

### **Relevant Site Characteristics**

The application site is located at 17 Turnberry Grove, Cudworth, Barnsley, S72 8ER. The property is an end terrace located in a cul-de-sac. This area is characterised by the large number of residential properties, which consist of predominantly detached and semi-detached and terraced dwellings. There are a number of small commercial properties located nearby on Pontefract Road. The site is northeast of Barnsley Town centre and is only accessible via road links.

### **Site History**

No relevant or recent site history

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

Consent is sought for the 2-storey side extension. The extension would be made from brick and tiles. The extension would allow for a storage room and the creation of a new bedroom, ensuite and dressing room. The extension would be angled due to the shape of the boundary of the property and as such it would be wider at the rear than the front.

The development would measure approximately:

- 5m (W) x 7.3m (L) x 5.2m (Height to eaves) x 7.8m (Height to ridge)

### **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 representations have been received.

Transportation – Approve subject to the following conditions:

- Prior to the development being brought into use, the proposed driveway shall be hard surfaced and drained in such a manner to avoid the discharge of surface water from the site on to the highway.

PROW - Two public footpaths (Cudworth FP 18 and FP 20 run adjacent to the property but appear not to be affected by the proposals

#### **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 Cudworth and the urban fabric of Barnsley. 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 and design of the extension and extended patio would be considered to be acceptable and would not be out of character for the area as neighbouring properties have the same characteristics and have done similar schemes. The applicant has stated in the plans the same materials would be used externally to match the existing house. The applicant has also made sure that there is a step back and thus makes the extension look subservient which aligns with LPA policies, and it would also have a pitched roof. Therefore, there would be little to no impact on the character of the area.

### Impact on Neighbouring Amenity

The 2-storey extension would not project further than the two thirds of the original dwelling. The scheme would also not result in overlooking and would not impact the 45-degree code. Therefore, the neighbouring amenity would be protected.

### Highways

The proposed extension would result in the loss of parking space for the dwellinghouse. The Council's Transportation Officer has been consulted on this as there would be an impact on parking at the site. However, the applicant notified the LPA that the front garden had been paved over to allow for parking at the front of the property to adhere with Council policies. The applicant provided amended plans showing this. The Transportation Officer was reconsulted and has concluded that they have no objections subject to the condition that prior to the development being brought into use, the proposed driveway shall be hard surfaced and drained in such a manner to avoid the discharge of surface water from the site on to the highway.

### 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**

**STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015**

It has 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.**