

Application Reference: 2025/0205

Location: 21 Granville Street, Old Town, Barnsley, S75 2TQ

Introduction

This application seeks planning permission for the erection of a single storey rear extension. Also, it is shown that an existing single door on the westernmost part of the rear elevation of the application dwelling would be replaced with new double doors.

Relevant Site Characteristics

This application relates to a large plot located on the north side of Granville Street and to the south of the Huddersfield Road and Salisbury Street Green Space. A public footpath runs along the north of the site. The surrounding area is principally residential and is characterised by a mix of dwelling types of varying scale and appearance.

The application property is a large, detached dwelling constructed of stonework. The property adopts a 'T' form and has a pitched grey tiled roof with front and rear gable projections. The front and east side gables feature a Tudoresque design. The property is fronted by soft landscaping and is bounded by a stone wall. A driveway is located to the east side of the property and extends to the rear. To the rear is a larger garden with mixed vegetation bounded by brick walls and timber fencing.

Site History

Application Reference	Description	Status (Approve/Refuse)
2009/0251	Erection of rear single storey extension to dwelling.	Approved.

Detailed Description of Proposed Works

The applicant is seeking planning permission for the erection of a single storey extension to the rear of the application property. The proposed extension would measure approximately 6.2 metres (W) x 4 metres (L) x 5.6 metres (H) and would adopt an asymmetrical gable pitched roof and would be constructed of natural coursed stone and natural blue slate roof tiles closely matching the materials used in the external construction of the existing dwelling. The proposed extension would also feature curtain wall glazing with painted timber frames to match existing.

Notes

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PROPOSED REAR ELEVATION

PROPOSED FRONT ELEVATION
(FACING GREENLEAF DRIVE)
NO CHANGE

Proposed finishes (external)

- WALLS**
To be natural coursed stone
to match exactly the existing. Windows and doors
to have similar stone heads and cills to match
- ROOF**
To be natural blue slate to match existing
- WINDOWS**
New windows to be painted timber sliding sash windows
to match existing
- DOORS**
New doors and window surrounds to be Cotswold style aluminium
- FABRICS AND WATER GOODS**
To be to match exactly the existing in colour and finish



PROPOSED SIDE ELEVATION



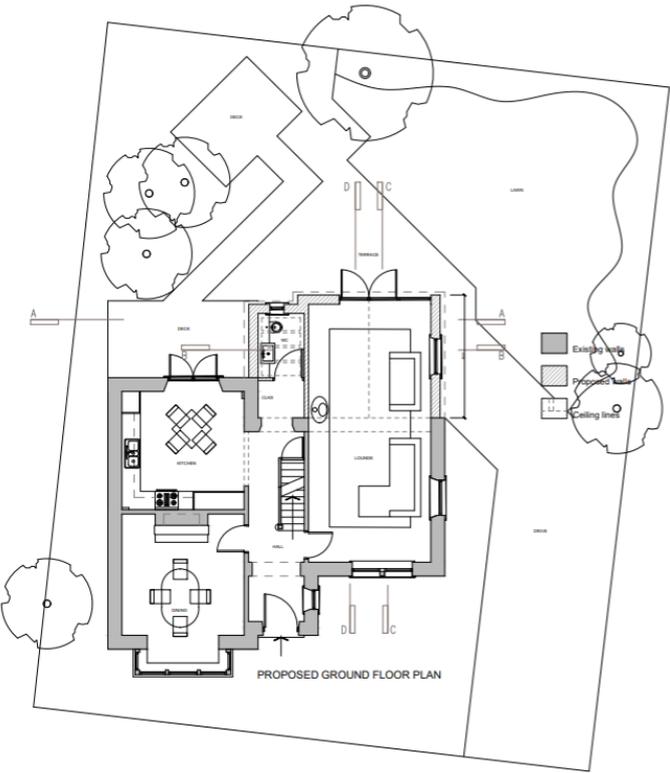
PROPOSED SIDE ELEVATION

Project No: 2025-278-01
PLANNING PURPOSES
 PROPOSED REAR
 EXTENSION AT
 21 Greenleaf Street, Barnsley
 S19 2TQ
 Client: Mr S NICHOLLS
PROPOSED ELEVATIONS
 Project No: 2025-278-01 / 1/1500A1
 Date: 04 MAR 2025

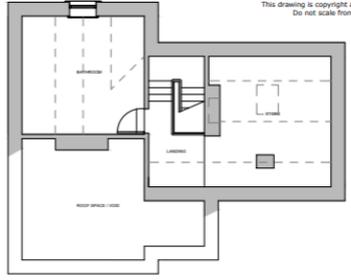


Notes

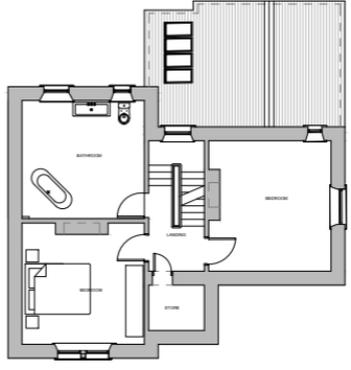
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PROPOSED GROUND FLOOR PLAN



EXISTING ROOF SPACE FLOOR PLAN
(UNCHANGED AS PROPOSED)



PROPOSED FIRST FLOOR PLAN
(EXTENSION ROOF PLAN - FLOOR PLAN UNCHANGED)

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Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. The following Local Plan policies are relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy GD1: General Development.*
- *Policy D1: High quality design and place making.*
- *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 NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF 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. The 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 (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *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 this guidance 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 following SPDs are relevant in this case:

- *House extensions and other domestic alterations (Adopted March 2024).*
- *Parking (Adopted November 2019).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Consultations

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

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.

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 of Development

Extensions and alterations to a dwelling are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Impact on Neighbouring Amenity

The proposed extension would be erected to the east and west of adjacent properties and therefore the proposal is likely to have lesser potential to contribute to increased levels of overshadowing with potential impact likely to be limited to the early morning or late evening and not at peak times for use of rear gardens. Moreover, the application property is somewhat isolated from adjacent properties because of its positioning within the development site and therefore, any potential impact is likely to be limited to the extent of the application curtilage. The proposal would also adopt a restrained rearward projection in line with Council's design guidance. The proposed roof height would deviate from this guidance, but for the reasons previously outlined, it is not anticipated that the proposal would result in significantly detrimental impacts to the amenity of the occupants of neighbouring properties.

Apertures would be located on the rear elevation and western roof slope of the extension. The rear-facing windows would face into the application site and away from surrounding properties. The high brick wall which forms the existing northern boundary treatment would continue to provide sufficient screening of the application site and maintain privacy to a reasonable degree. It is also anticipated that the proposed roof lights located on the western roof slope of the proposed extension and facing 23 Granville Street would not significantly detrimentally impact the amenity of its occupants. The roof lights would be located away from the boundary line, positioned at an angle and would serve a non-habitable room which would unlikely be in continuous use throughout the day. The proposal would therefore maintain reasonable levels of privacy and outlook.

Considering the above, this is considered to weigh significantly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and is considered acceptable regarding residential amenity.

Scale, Design and Impact on Character

The proposed extension would adopt a modest scale and a sympathetic form and features, including an asymmetric gable pitched roof and closely matching external materials. The design would reflect the existing asymmetrical gable to the front of the application property. The curtain wall glazing would appear as a relatively neutral element that would not materially affect the existing appearance and character of the existing property. The proposed use of painted timber frames, natural coursed stone and natural blue slate roof tiles would achieve further harmonization with the existing property. The proposed extension would be located to the rear and would therefore not impact the character of the street scene.

Considering the above, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and is considered acceptable regarding visual amenity.

Impact on Highways

The proposed development is not considered to be prejudicial to highway safety; existing off-street parking arrangements would not be impacted and would be maintained, and the proposal would not result in a requirement to provide additional spaces.

Considering the above, this is considered to weigh modestly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.

Impact on Trees

There are existing trees located to the north-west corner of the development site. However, following a discussion with the Council's Forestry Officer, it was determined that the specimens present were not of notable significance, and due to the existing developed area, extent of the proposal and size of the application curtilage, it was considered that the trees would unlikely be significantly impacted as there is ample space for storage of materials etc. As such, no objections were raised.

Planning Balance and Conclusion

In accordance with the provisions of paragraph 11 of the NPPF(2024), the proposal is considered in the context of the presumption in favour of sustainable development and therefore, for the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant local and national planning policies and guidance and planning permission should be granted subject to necessary conditions.

RECOMMENDATION: Approve subject to conditions.

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 this 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 representations, 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.