

Application Reference: 2025/0380

Site Address: 71 Chapel Street, Hoyland Common, Barnsley, S74 0NW

Introduction:

Erection of a two-storey side extension and installation of render to existing dwelling (part retrospective)

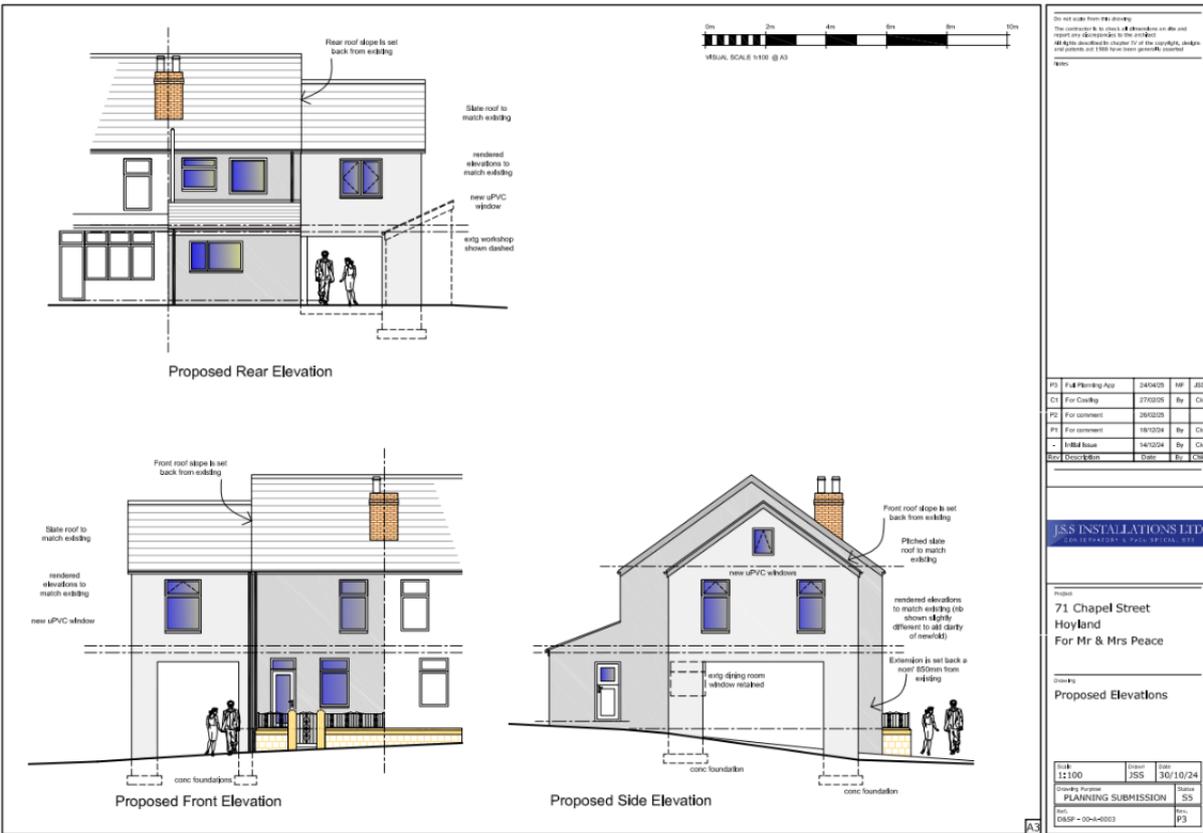
Relevant Site Characteristics

The property is an end terrace property within the Hoyland Common area. The street scene is characterised by predominantly terraced properties. A mixture of materials are evident within the street scene including stone, render and red brick.

The site dwelling is finished in cream render which has been retrospectively applied for as part of this application. A drive is located to the southwest of the dwelling. A modest garden is located to the rear of the dwelling with a long single storey outbuilding/workshop located to the southwest boundary. Neighbouring land to the southwest and directly opposite the proposed extension provides a single storey garage. No direct neighbours are located to the southwest of the site with the neighbouring dwelling being set back from the street by approximately 28 metres.

Detailed description of Proposed Works

The applicant is seeking permission to erect a two-storey side extension providing an approximate sideways projection of 4 metres and an approximate length of 6.3 metres. A pitched roof is proposed with a set down of the ridge. The extension is set back from the front elevation by approximately 0.8 metres. At single storey level the extension provides an undercroft allowing for access to the rear of the site and maintaining parking facility. At first floor level the extension provides a lounge. A window is detailed to the both the front and rear elevations along with two windows to the side elevation and a small window to the upper of the side elevation. The extension has been detailed to be finished in render to match the existing dwelling along with matching roof tiles.



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.

Three representations have been made.

A material objection has been made in relation to the visual amenity of the proposal being considered an 'eyesore'.

Non material objections have been made in relation to limiting access for deliveries and ability to empty bins. Also restricting access to the outbuilding/workshop to the rear of the dwelling within the site. Comment was made in relation to a wall being weak which may be affected by the erection of the extension.

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 Supplementary Planning Document for House Extensions states that 'it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling. A setback from the front elevation allows for a vertical break in the roof plane and a lowering of the ridge line. The sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling. Where located on a corner plot the sideways projection should not exceed more than half the width of the gap between the side elevation of the original dwellings and the side boundary (unless the gap exceeded more than two thirds the width of the original dwelling).

The proposed two-storey side extension provides a sideways projection of 4 metres. The existing dwelling has a width of 4.5 metres. Although this projection is greater than what is

generally permitted under the House Extension SPD of two thirds the width, the projection is considered acceptable on this occasion given the restrictive nature of the site. The extension would need to provide vehicular access to the rear of the property and so an undercroft of 4 metres is required to maintain access to the rear as well as to provide parking facility. A setback from the front elevation and a set down of the ridge has been detailed which is welcomed and assists in ensuring the extension remains subservient to the dwelling. The extension provides a matching roof style to the existing dwelling. The windows to the front and rear elevation windows provide similar fenestration to the existing dwelling. The use of render is considered acceptable given render is in common use within the street scene and so would not detract from the character of the street scene.

It is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making and as such carries moderate weight in favour of the application.

Impact on Neighbouring Amenity

The proposed extension would be erected to the north of 79-81's garden space. The proposal is a substantial distance of approximately 21 metres from the neighbouring windows of this neighbour and given is to the north would not provide a loss of sunlight or impact on privacy or appear overbearing. The proposed extension does provide windows to the side elevation; however, this will only allow for views to an existing detached garage to the southwest of the site, causing little detriment to neighbouring amenity. The front and rear windows provide no more opportunity for overlooking than the existing windows to the front and rear elevations.

Certificate A has been signed on this application outlining the applicant is the sole owner of the property. Any dispute regarding access to the site would therefore be a civil matter and would not be considered as part of this application. Nevertheless, given the proposal provides an undercroft and maintains access to the rear, no issues with regards to access to the rear of the site should be caused. Informatives will be provided within the decision notice to reflect this. Issues regarding the structural competence of walls related to the site would not be a planning consideration. Any issues regarding such matters would be a concern at the building control stage of the development.

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 and is in compliance with Local Plan Policy GD1 General Development. This carries significant weight in favour of the application.

Highways

The proposal does not result in the increase of bedroom facility at the site, and due to the undercroft, does maintain the existing parking facility. The site currently provides parking for one car which aligns with the required one parking space per two-bedrooms required at the site. As such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety. This 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

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.

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.