

Application Reference: 2025/0438

Site Address: 26 Vicar Road, Darfield Barnsley, S73 9LD

Introduction:

This application seeks full planning permission for the demolition of existing rear conservatory/extension and construction of single storey rear extension with decking.

Relevant Site Characteristics

The site is located southeast Darfield. The dwelling is a detached bungalow dwelling with a large rear garden. The property is single storey and currently has a small conservatory and benefits from a garage and a drive. The surrounding area is predominantly residential in character with the dwellings being a mix of detached, semi-detached and terraced dwellings. There are a small number of commercial properties located north of the site, including the The Cross Keys pub, Stone Pharmacy and Darfield post office.

Site History

No recent or relevant site history.

Detailed description of Proposed Works

The applicant has proposed demolition of existing rear conservatory/extension and construction of single storey rear extension with decking. The extension proposed would have a flat roof and would have a roof lantern to provide natural light from the roof. The extension would provide space for a lounge space to the rear of the property connected to the existing kitchen. The applicant has stated that the extension would be rendered, however no other parts of the property will be rendered and the brick to the front and sides of the original property would be kept the same. The proposal would measure approximately:

- Rear Extension – 7m (W) x 4m (L) x 2.8m (Height to Eaves) x 2.9m (Height to Roofline).

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
- Trees and Hedgerows

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.

Thurgoland Parish Council - No objections.

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 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

There are examples of this kind of development nearby at other residential properties which have expanded the residential space to the rear. The rear extension would have a flat roof and would provide additional space for the kitchen/dining area. These changes are acceptable, and the applicant has ensured that render would only be present on the rear extension and no other elevation of the original property therefore this would not have a detrimental impact on the character of the area.

Amended plans were required to ensure that the design of the proposal was in keeping with the character of the area, as it was unclear if the applicant intended to render the whole of the dwelling.

The proposal would reflect the existing design/ character and would not look out of place. Therefore, as a result of the comments above, the impact on the visual amenity of the dwelling and the street scene as a whole would be maintained, in accordance with Local Plan Policy D1 and the requirements of SPD 'House Extensions and Alterations (2024).

Impact on Neighbouring Amenity

The proposed extension would not have a negative impact on the neighbouring amenity the extension would be to rear of the property. The development would be 1 storey and as such the scheme would not overlook any neighbours. The scheme would also not breach the 45-degree code. The development would not change the orientation and building line of the property. Therefore, there is to be little to no detrimental impact on amenity to any neighbouring properties. The neighbour to the north (24 Vicar Road) is set on a higher level to the development site and as such the proposed extension would not overlook or cause any detrimental impacts onto this property. Whilst the neighbour to the south (30 Vicar Road) is screened by the applicant's garage and the proposal would be approximately 20m away from the neighbour's dwelling.

It should also be noted that the proposed decking at the site would be less than 30cm above the highest ground level to the rear of the of the bungalow. As such the decking would fall under permitted development and did not need to be mentioned in the development description.

Therefore, as a result of the comments above, the impact on the neighbouring amenity of the dwelling and the street scene as a whole would be maintained, in accordance with Local Plan Policy D1 and the requirements of SPD 'House Extensions and Alterations (2024).

Highways

The proposed rear extension would not result in the reduction in length of the driveway and the loss of access. The Council's highways Officer has not been consulted upon as there is not going to be any changes or impacts on highway safety. As such the proposal would be acceptable from a highway's perspective.

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 subject to 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 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.