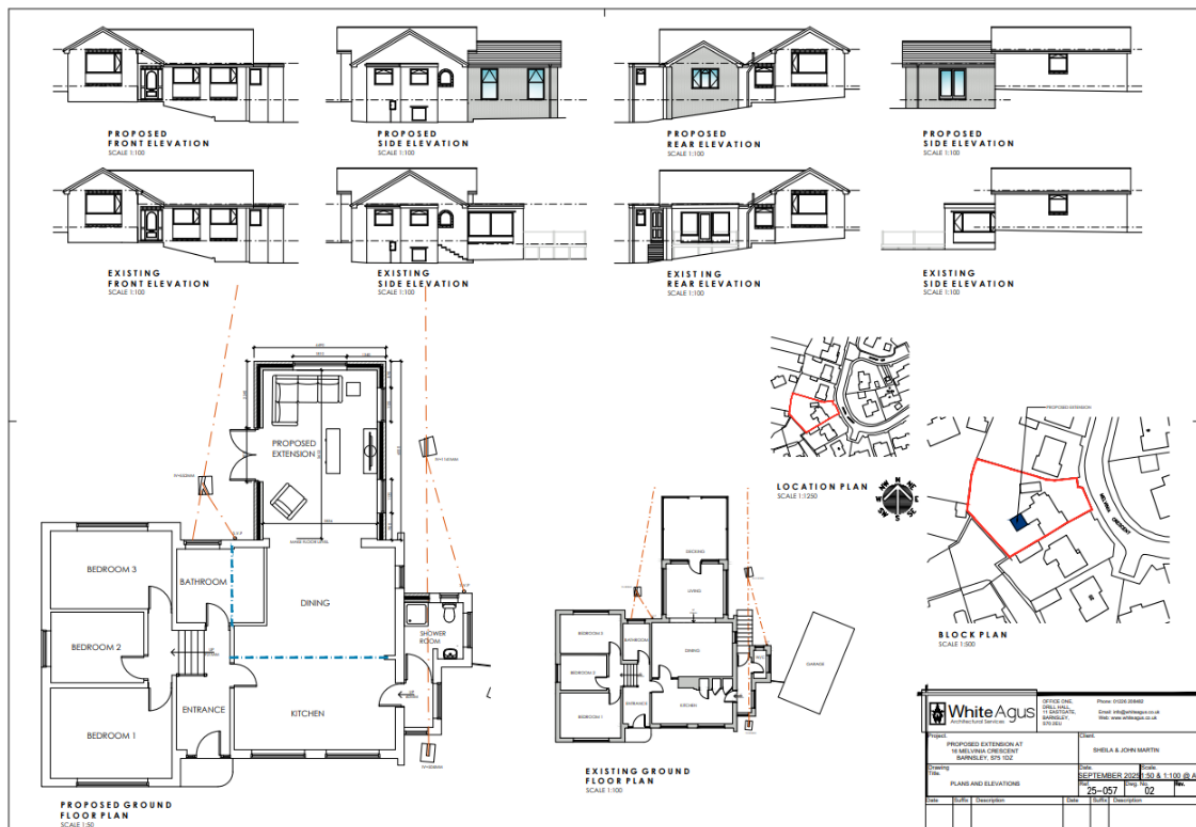




Relevant policies

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

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework 2026 sets out the overarching planning framework for England and has replaced the previous version published in December 2024. It has introduced a revised structure comprising national decision-making policies organised by policy code rather than paragraph number. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development and states that in all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in the NPPF should be approved without delay.

Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The most relevant sections are:-

Section 3 – Decision-making policies

Section 4 - Achieving sustainable development

Section 14 - 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 representation has been received supporting the proposal

Tree Officer – No objection subject to condition's

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 'To combat the problems of loss of light, as well as loss of privacy and outlook, the size and projection of rear extensions need to be strictly controlled.

The rearward projection of approximately 6 metres is acknowledged to be a significant rearward projection, however given the property is detached and the impacts of the proposal would be limited, the proposed rearward projection is considered acceptable. Additionally, the extension would only project further to the rear than the existing rear extension by approximately 2 metres. The proposal would also not project further to the rear than the existing raised decking area.

The use of a gable roof form is in keeping with the character of the dwelling and although a significant eaves and ridge height are proposed, this is acknowledged to be due to the

topography of the site as opposed to any excessively tall development. The proposed use of a gable roof is also acknowledged to be a visual improvement on the existing flat roofed extension and would in any case have a limited impact on the street scene given the proposal is to the rear and is significantly screened by the host dwelling.

The proposed glazing is of a similar fenestration to the existing dwelling and is not considered controversial. The use of matching materials allows the proposal to remain in keeping with the character of the site and 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 considerable weight in favour of the application.

Impact on Neighbouring Amenity

The proposed extension would be erected to the south of 14 Melvinia Crescent. Although the extension is acknowledged to be at a significant height above this neighbour, the extension would replace an existing rear extension and is set in from the shared boundary.

The use of a gable roof form allows the extension to be at its lowest point nearest to the neighbouring property, reducing its impact. The site is home to significant boundary treatment to the north of the site as well as a detached garage, all of which significantly screens the proposal, preventing any opportunity for overlooking and reducing the impact of the proposal. The extension is also significantly distanced by approximately 14 metres.

The proposed extension would be erected to the north of 18 Melvinia Crescent. Given the extension would be to the north and is significantly distanced to the opposite side of the dwelling, the impacts would be minimal. Furthermore, the proposal is screened by boundary treatment and the existing neighbouring detached garage.

The dwellings located to the rear of the dwelling would also not be impacted due to the significant boundary treatment to the rear of the site in the form of trees and bushes.

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 considerable weight in favour of the application.

Highways

The proposal would not increase the number of bedrooms on site or reduce the on-site parking facility.

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.

Trees

The proposed extension has been assessed by the tree officer in line with the Tree Survey and Arboricultural Impact Assessment who has not objected to the proposal subject to the Arboricultural Impact Assessment being conditioned. The location of the proposal and its proximity to the trees would not result in any detrimental impact to the tree canopies or rooting area. The Arboricultural Impact Assessment outlines sufficient strategies which would protect the trees during the erection of the proposal and will therefore be conditioned.

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 request a Tree Survey and an Arboricultural Impact Assessment to assess the impact of the proposal on the trees to the rear of the site.

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.