

**Application Reference: 2025/1072**

**Site Address:** Homer House, 335 Burton Road, Monk Bretton, Barnsley, S71 2QF

**Introduction:**

This application seeks full planning permission for the demolition of garage and erection of a two-storey side extension and inclusion of raised patio area to rear of extension.

**Relevant Site Characteristics**

Burton Road is a main arterial route link the town centre with the Dearne towns to the north-east. The area is generally residential in nature; however, it is interspersed with commercial premises, particularly Bromcliffe Industrial Estate to the rear of the site. The residential properties are generally two-storey, semi-detached or detached dwellings, with the exception of the property to the north being single-storey.

The application relates to a two-storey, detached brick-built dwelling located on the southern side of Burton Road. The dwelling is set back from, and at a lower level to the highway with modest front and rear gardens. Access to the property is taken via an existing dropped kerb to the north of the dwelling serving a driveway beyond. The site is enclosed to the front by a low-level red brick wall. The site falls north to south and east to west.

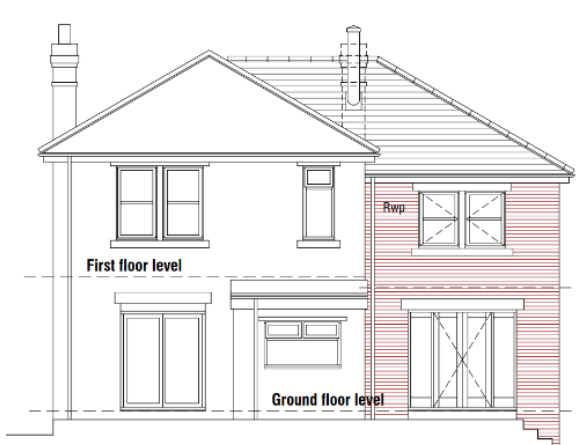
**Site History**

<b>Application Reference</b>	<b>Description</b>	<b>Status (Approved/Refused)</b>
2022/0295	Erection of two storey side extension with associated underbuild to rear	Approved June 2022

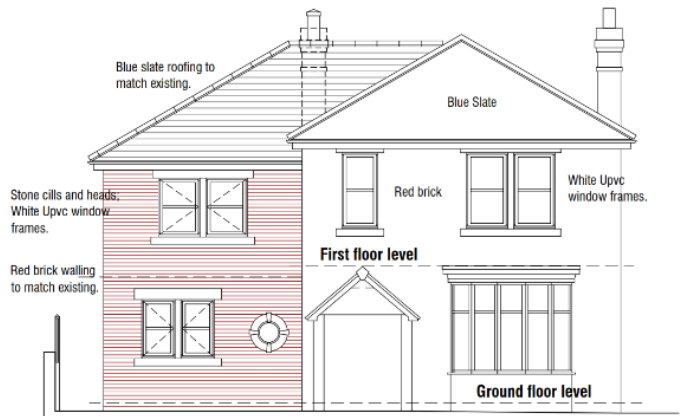
**Detailed description of Proposed Works**

The applicant seeks permission for the erection of a two-storey side extension, with the inclusion raised patio to the rear of the extension.

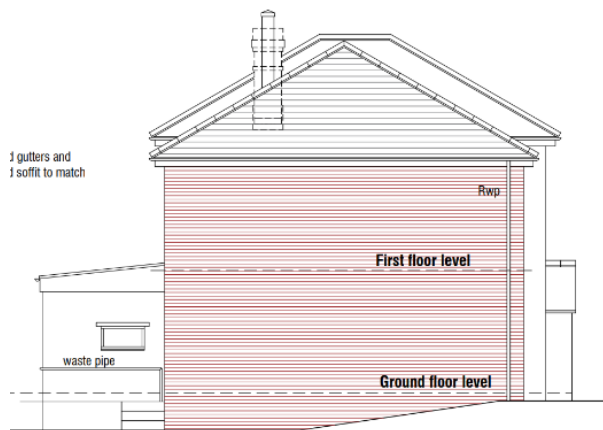
The two-storey extension to project a maximum of 4m from the side elevation of the dwelling, extending the full depth of the property. The raised patio area is to be located to the rear of the proposed extension, to create a level area of the rear of the property due to level differences between the front and rear elevations.



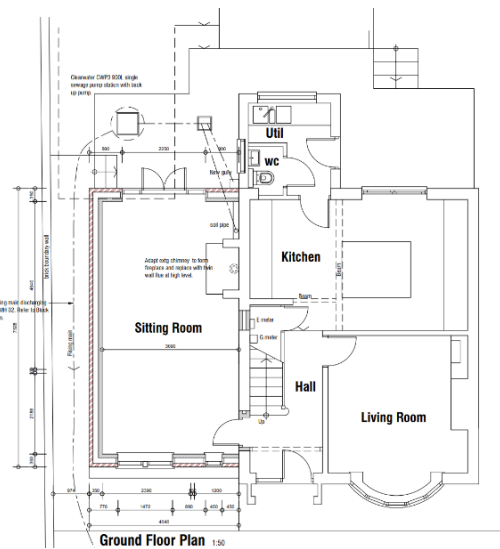
**South East Elevation** 1:100



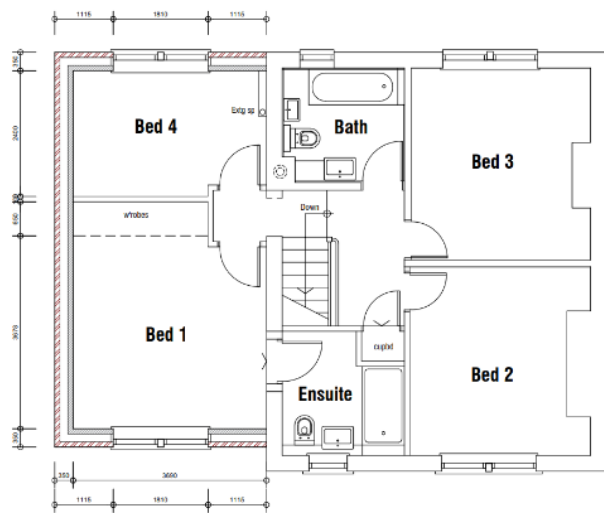
**North West Elevation** 1:100



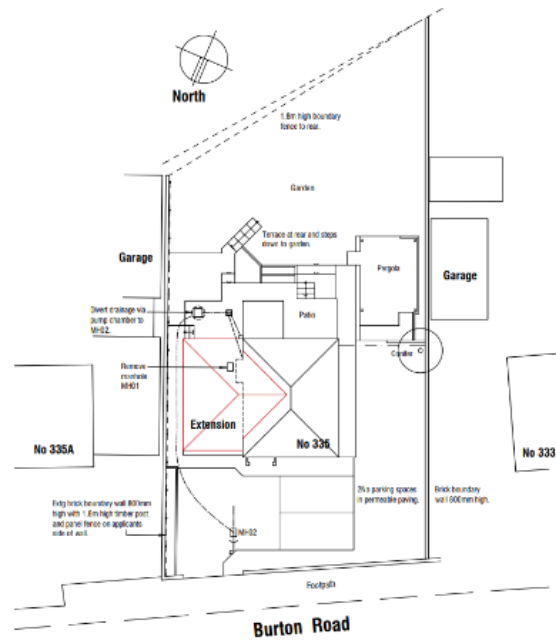
**North East Elevation** 1:100



**Ground Floor Plan** 1:50



**First Floor Plan** 1:50



**Site Plan** 1:200

## **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; one letter of representation has been received in relation to:

- Impact on parking provision
- Displaced parking onto the highway
- Impeding visibility when entering the highway from neighbouring driveway

## **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 unless the NPPF establishes a specific weight:

- 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.

### Impact on Neighbouring Amenity

The Supplementary Planning Document for House Extensions and Other Domestic Alterations states that proposals for house extensions, roof alterations, outbuildings and other domestic alterations should be of a scale and design which harmonises with the existing building and be subordinate; not adversely affect the amenity of neighbouring properties; maintain the character of the street scene and not interfere with highway safety.

The proposed extension is to be located on the north-eastern side elevation of the dwelling, to the south-west of 335a Burton Road; whilst the extension is to be located to the south of this property it is located within the building line of the original dwelling. It is acknowledged that the extension would project closer to the side elevation of the neighbouring property, resulting in some loss of outlook from the window located on the side elevation. However, side elevation windows are not normally afforded the same level of protection as primary

windows located on the front and rear elevations. In addition, the proposed extension is set in from the boundary with this property and the driveway associated with the potentially affect property separates the two dwellings, lessening the impact of the proposal on it.

There are no habitable room windows located on the side elevation of the proposed extension, therefore there would be no increase in levels of overlooking. The windows located on the front and rear elevations do not project closer to the respective boundaries than the existing dwelling and as such the proposal would not increase levels of overlooking to an unreasonable level.

The raised patio area to the rear of the proposed extension creates a level patio along the full width of the property, approximately 0.6m in height and 10m<sup>2</sup>. The area could result in some overlooking of the private amenity space of the neighbouring dwelling, however the area is to be located approximately 1.8m from the boundary, with the existing boundary treatment, and the outbuildings associated with the property providing adequate screening and will limit increased levels of overlooking to a detrimental level.

In light of the above, 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 which carries considerable weight in favour of the application and as such is in compliance with Local Plan Policy GD1 General Development and Supplementary Planning Document House Extensions and Other Domestic Alterations.

#### Scale, Design and Impact on the Character

Supplementary Planning Document House extensions and other domestic alterations states that 'the design of a two-storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection, i.e. more than 2/3 the width of the original dwelling'. In this instance the proposed extension projects 4m from the side elevation and therefore complies with the guidance set out in the SPD.

The document also states that a two storey side extensions should have a set back from the front elevation by at least 500mm, to allow for a vertical break in the roof plane, a lowering of the ridge line and to reduce the terracing effect, the set-back also lessens the unsightly bonding of old and new materials. It goes on to state that the linking or closing the gap between semis or detached houses to give the effect of a terrace, is a detrimental change to the character of the street scene and must be avoided, therefore a side extension should also be set in by one metre from the side boundary with an adjacent property, to further avoid the terracing effect. The proposed extension is set in from the side boundary by 1m and incorporates a set-back of 450mm from the front elevation; this carries considerable weight in favour of the application

The design of the proposed side extension relates well to that of the original dwelling in terms of roof style, pitch and detailing and the materials proposed, in addition the fenestration of the proposed matches that of the original dwelling. This carries considerable weight in favour of the application, and it is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1.

#### Highways

Supplementary Planning Document – Parking sets out the parking standards for dwellings; a dwelling comprising of 2 bedrooms requires the provision on 1 no off street parking space, whereas a dwelling comprising of 3 or more bedrooms requires 2 no off street parking spaces.

A representation has been received raising concerns about parking. The proposed extension would increase the number of bedrooms from 3 to 4 and as such would not result in a requirement for additional provision. The proposal would however be located on the existing driveway potentially resulting in the loss of off-street parking. The plans submitted indicate that the front garden area is to be hard surfaced in a permeable paving which will provide parking for 2no vehicles. Therefore, there is no loss of off-street parking provision; in addition, there are no on-street parking restrictions to the front of the property. This carries significant weight in favour of the application.

As such is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety.

#### 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**

**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.**

#### **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.

#### Conditions

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

**Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.**

The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission.

Plan References;

Site Location Plan Ref 25.28 Drwg No OS1

Proposed Plans and Elevations Ref 25.28 Dwg No P01 Rev A

**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.**

The external materials shall match those used in the existing building.

**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.**