

Application Reference: 2025/0208

Site Address: 36 Dovecliffe Road, Wombwell, Barnsley, S73 8UE

Introduction:

This application seeks full Planning Permission for a single storey rear extension and loft conversion to dwelling

Relevant Site Characteristics

The application dwelling is located on a residential street leading out of Wombwell, close to Wombwell train station. The street scene is varied, featuring many individually designed detached houses or bungalows, but also a terrace block and a pair of semi-detached houses. The application dwelling is an individually designed, detached two-story house constructed of red brick, but rendered above ground floor level. There is no planning history for the dwelling, but it appears that part of the tiled roof may have been historically altered and heightened to incorporate storage space within the loft. The current first floor of the house features bedrooms, with presumable access but no stairway indicated to access the loft area above. The dwelling is set within a large and enclosed curtilage, featuring a driveway leading alongside the western elevation of the house.

Site History

There is no site history recorded for this address.

Detailed description of Proposed Works

The principal proposal is for the addition of a single-story extension to the rear elevation of the dwelling. The approximate measurements for the proposal would feature a 4m rear projection, a width of 9.07m and a flat roof height of 3.26m. Additional features of the extension include a sky lantern located in the centre of the roof, reaching an approximate height of 3.62m, 0.36m above the flat roof, and a set of corner bi-fold doors, extending around the west and north elevation corner by approximately 5.91m.

The loft conversion would comprise of the internal installation of a new staircase between the first floor and the loft, two new Velux style roof lights within the roof plane, and the bricking up of an existing side window within the loft.

A patio area is also proposed for the side and rear garden of the dwelling. Starting at the rear elevation of the lounge, it would extend approximately 7.04m along the west, side elevation of the house and proposed extension, with the final 1.5m of this distance projecting beyond the rear elevation of the extension. The patio is proposed to be flush with the ground level of the house and extension. However, as the garden features a gentle decline in ground level from the rear elevation of the house into the garden, whilst the patio may be at just above ground level

near the house, the actual height from the ground may exceed the 30cm height allowed by permitted development in some areas.

Additional external works would include the replacement of the existing roof tiles, and the tiles on the bay windows with matching dark grey roof tiles. The current rainwater goods and the current white UPVC window frames are also proposed to be replaced with dark grey goods and window frames. The existing render of the house would also be re-rendered in an off-white colour.

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.

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

The site falls within Urban Fabric. 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 proposed ground floor extension would be located on the rear elevation of the dwelling and would be of a proportionate size to the original dwelling. The design of the extension would feature various aspects of materials found on the original dwelling and former small extension, which has been removed in preparation works. This would include off-white render, brick and dark grey windows frames to match the proposed changes to the main house. Wooden cladding is also proposed, which is claimed matched the original small extension. With the extension being unlikely to be visible from the front elevation of the dwelling, and with a limited view if it from the neighbouring dwelling of No.34, the scale, design and impact on the character of the original dwelling, and street scene would be considered as limited.

For the proposed loft conversion, with external works limited to the installation of two new roof lights, the bricking up of a side window, and with no increase in roof height, the impact of the proposal would be considered to have little or no impact.

Much of the proposed replacements and cosmetic works, along with the proposed patio may have been allowed through permitted development rights. In this instance these works have been considered that they would have little or no negative impact on the design or character of the dwelling, and a limited impact within the broader street scene.

As such, visual amenity would be maintained in accordance with Local Plan Policy D1 and SPD 'House Extensions..?.

Impact on Neighbouring Amenity

With a relatively large plot, and equally good sized boundary treatments, along with an existing window in what would become a bedroom being bricked up, there would be expected to be little or no impact caused by the extension, loft conversion or patio on the residential amenity of the adjacent neighbour at No.34 or other dwellings within the street.

As such, residential amenity would be maintained in accordance with Local Plan Policy GD1 and SPD 'House Extensions..?.

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

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Confirmation of proposed materials; through the addition of key on the proposed plan, indicating which material each number on the plan relates to.

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

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.