

Application Reference: 2026/0158

Site Address: 53 Harthills Hemmingfield, S73 0PX

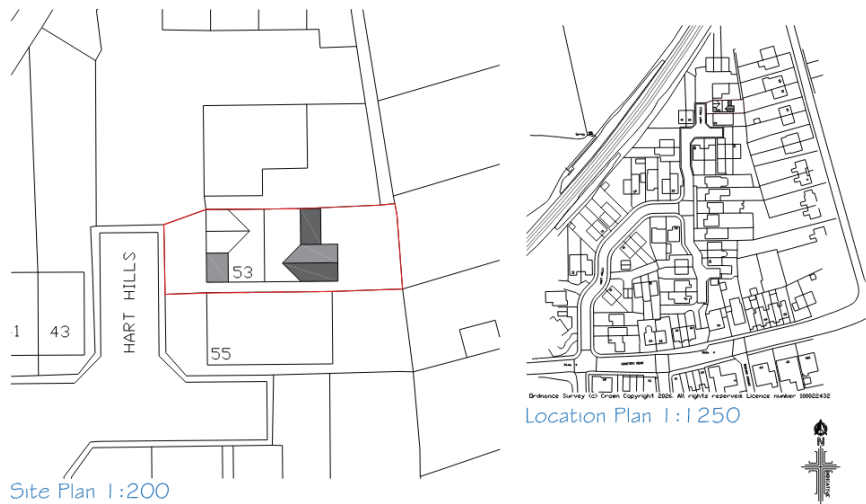
Introduction:

This application seeks full planning permission for removal of rear conservatory and erection of erection of 2 story rear and single storey front extension to dwelling.

Relevant Site Characteristics

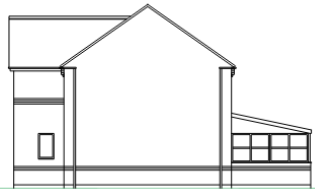
The site is situated at the head of the cul-de-sac of Harthills in Hemmingfield. Harthills is a modern residential housing estate of similarly designed properties. The site comprises a large, detached dwelling, brick built and set back from the road with a front garden area that is washed over with hard standing. The property has been designed with a pitched roof with a gable fronting two storey front projection and what appears to be an integral garage with a garage door however, this has been previously converted into a storeroom and dining room.

The property has a single storey rear conservatory which will be demolished as part of this proposal. The rear garden is bound by timber fencing. The neighbouring property to the south has a large single storey rear extension.

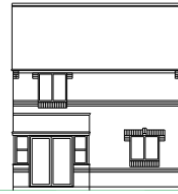




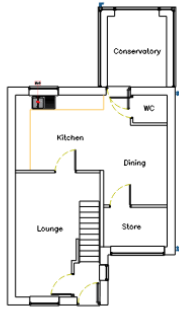
Front Elevation



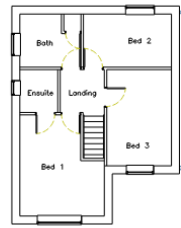
Side Elevation



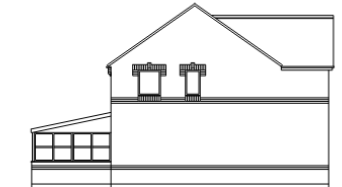
Rear Elevation



G.F Plan



F.F Plan



Side Elevation

Site History

Application Reference	Description	Status (Approved/Refused)
None		

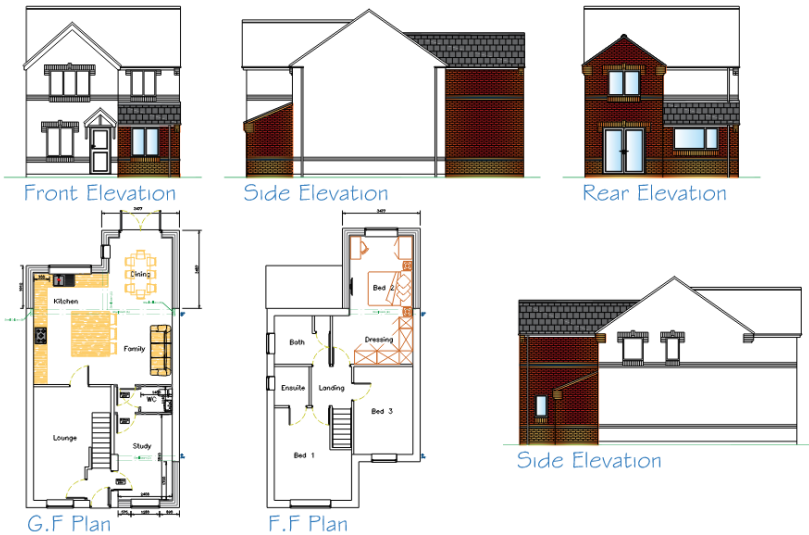
Detailed description of Proposed Works

The proposal is to demolish the existing conservatory and replace with a two storey and single storey rear extension which will create an L shape at the rear of the property. The proposal is also to erect a single storey front extension in line with the existing projection.

The two storey element will project to the rear by 3.48m and 1.91m for the single storey element. The two storey projection has been designed with a pitched roof gable facing to the rear and the single storey will have a lean to roof design. The materials are to be in brick and tile to match the host property. The rear proposal will provide a kitchen extension and dining room at ground floor level and a bedroom extension at first floor level.

The application also proposes a small front extension in line with the existing property. The front projection will have a lean to roof and will be constructed in matching materials. The front projection will see the removal of the garage door at the front to provide a study at ground floor level in place of the storeroom.

The original proposal saw the rear extension rendered. This was deemed unacceptable by the Council and matching materials are now proposed.



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

SPD: House Extensions indicates that the roof style and pitch should match the existing, particularly when the extension will be prominent within the street scene. The front elevation of a building is the most important for its contribution to the street scene. Generally, therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they would detract from the quality of the existing dwelling or the character of the street scene.

The SPD also indicates the maximum projection for a single storey rear extension in relation to semi-detached and terraced dwellings. Although there is no maximum size for extensions on detached dwellings, due to the location of the proposals within a residential area, the potential impact on neighbouring dwellings needs to be assessed.

The property is located on Harthills in Hemingfield amongst a mix of dwelling types of a similar design. The proposed single storey front extension will remove the existing garage door and convert the storeroom into a study with a front extension projecting in line with the existing building line. The extension will be in matching brick and tile, and the garage door will be replaced with a window to match the existing. Extensions to the front of properties within this location are commonplace therefore the proposal is not expected to appear incongruous.

The rear extension will project 3.48m for the two storey element and 1.91m for the single storey element. The rear extension will have a pitched and lean to roof design and the proposal will be constructed in matching brick and tile which will harmonise with the existing dwelling.

When taking into account the above in this instance the proposed front and rear extensions are acceptable. The materials and design of the proposals when viewed in their entirety are not expected to be visually detrimental within the surroundings and as a result the proposal is in compliance with Local Plan Policy GD1 and House Extensions SPD.

Significant weight has been given to the design and impact on the character of the area.

Impact on Neighbouring Amenity

SPD: House Extensions provides expectations in relation to the size of proposals. Extensions to the rear of detached dwellings will be considered on their design merits and where no adjacent properties are affected. The property is detached with a reasonable distance retained between the neighbouring properties. It is noted that the neighbouring property to the south of the site has an existing single storey rear extension and timber fencing bounds the rear garden on all sides.

The two storey element will be located adjacent to the southern boundary and is not expected to project much further than the neighbouring extension. Due to the location and the sun path the two storey element is not expected to negatively impact the neighbouring dwelling by overshadowing or loss of light. The single storey element will project 1.9m and is also not expected to negatively impact the neighbour to the north of the site. There is a small side window proposed serving the dining room area. The existence of the timber fencing along the boundary will protect the neighbouring privacy from overlooking.

The front extension is contained within the boundaries of the front garden and will not project beyond the existing building line and is therefore not expected to cause any reduction in residential amenity.

Due to the size and orientation of the proposed extensions in relation to the neighbouring properties the impact has been closely assessed. Taking into consideration and the characteristics of the site, the proposals are not expected to cause any disproportionate harmful impact in terms of residential amenity.

The application is therefore acceptable in terms of residential amenity in compliance with Local Plan Policy GD1 and D1.

Significant weight has been given to the impact on residential amenity.

Highways

Whilst the proposals increase the floor space of the dwelling, the number of bedrooms remains the same. The integral garage was previously removed and converted into living accommodation, therefore the loss of this garage does not form part of this application. Whilst the proposed front extension will project in line with the existing building line the projection is small scale, and parking provision for two vehicles at the front of the property will remain as existing.

As such, the scheme is acceptable from a highways development control perspective in compliance with Local Plan Policy T4 New development and Transport Safety and SPD: Parking.

Moderate weight has been given to highway 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

Justification

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

The LPA have worked proactively with the applicant to make the necessary amendments to ensure the development is compliant with the development plan.

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.