

**Application Reference:** 2024/0846

**Site Address:** 10 Wakefield Road, Staincross, Barnsley, S75 6JX

**Introduction:** First floor rear and side extension with rear and front balcony, and front dormer to dwelling

**Relevant Site Characteristics:**

Located adjacent to a petrol station on the busy A61, overlooking a golf driving range, the extended red brick detached dwelling is situated in a large plot between Wakefield Road and Limes Avenue.

**Site History**

Application	Description	Status
2013/1222	Erection of replacement single storey rear extension, replacement of existing flat roof with pitched roof to two storey side extension.	Approved
2007/1955	Erection of a pitched roof to existing flat roofed side extension to dwelling and a detached garage.	Approved
2006/0491	Erection of rear single storey extension and rear conservatory to dwelling.	Approved

**Detailed description of Proposed Works**

The proposed works have been amended from what was originally proposed. The proposal now seeks to erect a first floor extension above an existing side and rear extension, remodel and re-roof but not extended the existing rear elevation sun room, and to install a Juliet style balcony window on the front elevation. The originally proposed rear balcony/terrace and front elevation dormer window have both been removed from the proposal

Existing and Proposed Floor Plan





### 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 objection was received which raised the following concerns:

- Foundations

- Access rights
- Loss of light
- Loss of privacy

The first issue would be checked through building regulations whilst the second is a private civil matter. The other two matters were based on the original plans and are addressed in the body of the report.

### **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 current plans propose to extend further, the already extended dwelling but in a much more refined way, which should not have a significant negative impact upon the character of the dwelling or the street scene. Most notable in relation to this is the removal of the proposed front dormer, which would have been significantly out of character with the street scene.

A Juliet style balcony window is still proposed, and whilst potentially having a modestly negative impact on the character of the dwelling, it would complement the existing glazed patio style doors on the front elevation. In mitigation of the Juliet style balcony window, there is an approximate 25m distance between the house and the highway.

With just a single additional roofline visible on the side elevation, in contrast to the multiple vision of roof lines originally proposed, and with the impact of the first storey extension, especially now the balcony and accompanying balustrade have been removed, would together not be as prominent or detrimental to the design and character of the dwelling.

The positives of the current proposal also shows on the rear elevation. The existing sun room is proposed to be remodelled and re-roofed but not extended, so that would only have a positive impact. The first story side and rear extension, as mentioned now minus the proposed balcony

and balustrade, also maintains an acceptable rear elevation, although due to distance to Limes Avenue to the rear, would not be overtly prominent.

Together, the proposed works do alter the scale design and character of the dwelling, but not in more than a limited way. The proposal would therefore be compliant with local policy GD1 and D1, which carry moderate weight in favour of the proposal.

#### Impact on Neighbouring Amenity

Starting at the front of the dwelling, the proposed Juliet Balcony window would have no impact upon neighbour amenity, due to the overlooking the applicant's own approx. 25m driveway and busy highway.

The height of the side elevation would increase with the addition of a first storey extension but any overshadowing of the adjacent neighbouring dwelling would be broadly to the side elevation of their dwelling. There may be some limited impact on light levels to what they use as their rear garden, but what would have historically been their front garden.

As the proposed window on the rear elevation would directly overlook the rear garden of the applicant's dwelling, there would be no impact to what is now used as the front garden of the closest neighbouring dwelling of No8. The removal of the originally proposed balcony, which would have potentially also impacted the rear garden of No12, would now not need to be considered.

With significant design alterations, the proposals would now only be considered to have a limited impact on neighbouring amenity. The proposal would therefore comply with local policy GD1

#### Highways

The proposal would have no impact on existing parking or access, so there would be no impact upon 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**

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:

- Following planning concerns over the originally proposed front dormer window and planning and neighbour concerns over the rear balcony, the plans were duly amended.

**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.**