

Application Reference: 2025/0052

Site Address: 3 Wheatfield Drive, Thurnscoe, Rotherham, S63 0JH

Introduction:

This application seeks full planning permission for a single storey rear extension to single storey detached dwelling.

Relevant Site Characteristics

The dwelling is a two-bedroomed, detached red brick bungalow with a cross tiled gable roof. This dwelling has a cross-gable roof with an integrated garage, set back from the principal elevation. The front elevation features a prominent bay window, but the main entrance door is located on the side elevation. The front and side garden are open plan, with parking provision in front of the garage and an enclosed rear garden.

The immediate street scene features bungalows of a similar design located on two unconnected streets, illustrated by the western neighbouring dwelling being located on a different street whilst the neighbour to the east being located on Wheatfield Drive. The wider estate is a circa 1990 development of bungalows and houses exclusively accessed from Shepherd Lane.

Site History

Since construction of the development on former agricultural land, there is no planning history recorded.

Detailed Description of Proposed Works

A large ground floor extension, located on the rear elevation of the dwelling is proposed. The extension would feature an approximate rear projection of 5.4m, with the width of the extension expanding across the whole dwelling with at approximately 9.7m. It would be constructed of matching brickwork, feature two modest sized windows and set of French style doors, all located on the rear elevation. The roof is proposed to be flat and would include a central

rooflight/lantern. The roof would have a maximum height of approximately 3.75m, whilst the roof lantern ridge would have an approximate ridge height of 5.12m. Both height measurements were taken at the rear side elevation adjacent to No.10 Barley View, as the ground level varies. Internally the new space is described as a family room. The dwelling is proposed to be remodelled internally to include an additional ensuite bedroom.

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.

Forestry Officer – The Forestry Officer was initially consulted as there was a hedgerow of what appeared to be conifers in the rear garden. Having checked with the applicant, these trees were scheduled to be removed. No objections raised from the Forestry Officer.

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 rear extension is quite large but in the context of the size of the original dwelling; its curtilage and location; and the absence of any residential neighbours to the rear, the proposed scale is considered to be acceptable.

The overall design of the rear extension is acceptable. The SPD House Extensions and Other Domestic extensions does allow for flat roofs to be added to rear extensions, especially if it would help to reduce the impact of overshadowing on neighbouring dwellings. With the extension being constructed on the rear elevation, a pitched roof would have probably been difficult to match to both the gable roof covering the rear dwelling and the side gable roof covering the garage, with this extension being built on to the rear of both. With otherwise matching materials and very limited view from the principal street scene, although the extension would be visible from the rear, the impact of flat roof is considered to be modest.

Undoubtedly the size of the extension and the lack of pitched roof would have some impact on the character of the whole dwelling but this impact would be barely visible from the front elevation or wider street scene. When viewed from the rear, the overall proposal is of an acceptable design. In summary, the impact on the character of the dwelling itself and its position with the street scene would be limited and the development therefore accords with the relevant Local Plan and NPPF policies.

Impact on Neighbouring Amenity

Due to the positioning of the dwelling and its adjacent neighbours, along with no neighbouring dwellings to the rear, the impact of the proposal would be minimal. For the western neighbouring dwelling at No.10 Barley View, the proposal would bring the application dwelling in line with the rear elevation of the neighbouring dwelling and with the approximate 0.93m distance between each dwelling and the boundary maintained, there would be no impact of overshadowing or overlooking.

For the adjacent neighbouring dwelling of No.5, the extension would be constructed almost in line with where their integrated garage. Much of the 5.4m length though would be adjacent to the side driveway, with an approximate 1.4m distance from the extension to the boundary, and a corresponding 4.10m distance between the boundary and the neighbouring dwelling, only a very small section of the extension is adjacent to the garage where separation distance would be substantially less. With a proposed flat roof and no side windows, overshadowing of the neighbour's driveway would be minimised and overlooking would not occur. There would be little or no impact on neighbour amenity of any neighbouring dwellings other than the two adjacent dwellings. For these two adjacent dwellings, the impact on their amenity would be limited.

Highways

The dwelling would increase bedroom numbers from two to three bedrooms. In accordance with local policy, this increase in bedroom numbers would require an increase in parking provision from a minimum of one parking space to two parking spaces. Although not indicated on the submitted plans, I have checked, and the existing driveway provides enough space on the existing driveway for two standard size parking spaces of 2.5m x 5m each. Whilst the existing garage may be used as a parking space, the internal size dimensions do not meet local policy requirements so it cannot be considered as a formal parking space. With no other indicated changes to access, there would be little or no impact on parking provision or 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

Contact with the applicant was necessary during validation period to amend the location plan. No further amendments were requested, as the proposal was deemed acceptable by the planning officer.

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.