

Application Reference: 2025/0565

Site Address: 2A Calder Avenue, Royston, Barnsley, S71 4AS

Introduction: Erection of single storey side and rear extension to dwelling

Relevant Site Characteristics

The property is a detached dwelling within the Royston area. The street scene is characterised by semi-detached dwellings constructed from red brickwork and tiled hipped roof forms.

The site is set back behind the general street scene. A large driveway is located to the front of the property and a substantial garden is located to the rear. The property is constructed from red brickwork with a hipped, tiled roof form. Large trees are located to the rear of the site.

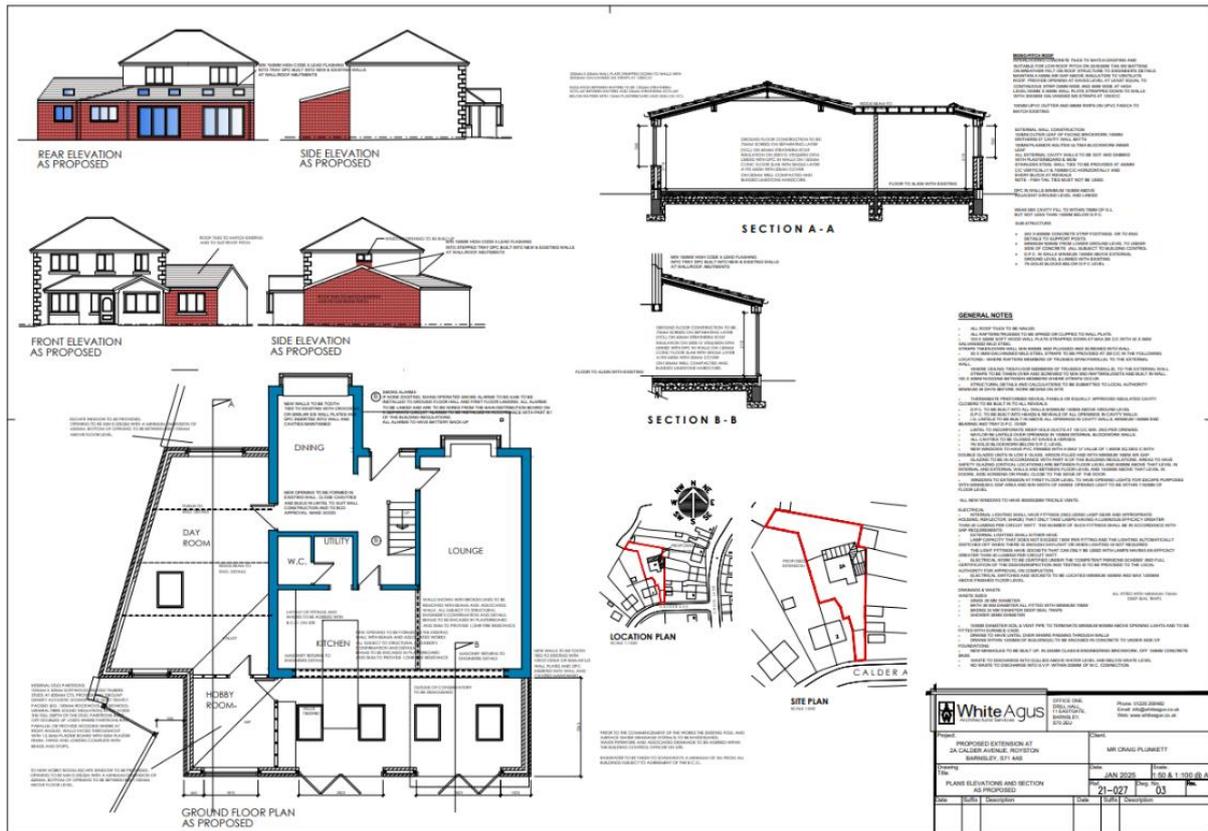
Site History

Application Reference	Description	Status
2016/1075	Garage conversion into additional living accommodation	Approve with Conditions
2021/1053	Erection of single storey rear extension to dwelling and detached garden room with studio above	Refused
2021/1466	Erection of single storey rear and side extension to dwelling	Approve with Conditions

Detailed description of Proposed Works

The applicant is seeking permission to erect a single storey rear and side extension. The rear extension would project by approximately 3.4 metres and have an approximate width of 11.5 metres extending beyond the east side elevation by approximately 2.8 metres. A lean to roof form is proposed. An approximate eaves height of 2.5 metres is proposed with an approximate lean-to ridge height of 3.5 metres. Four roof lights are proposed along with glazing to the rear elevation in the form of two sets of bifold doors servicing the proposed kitchen extension. A standard window is detailed to the rear elevation servicing the 'Hobby Room'.

The side extension proposes an approximate length of 7.7 metres. The proposal would project to the east by approximately 5.7 metres to the rear along with a reduction to approximately 3.5 metres to the front, reducing in width in line with the site boundary. An approximate eaves height of 2.5 metres is proposed with an approximate ridge height of 4.1 metres. A window is detailed to the rear elevation along with a roof light and would be servicing the 'Day Room'. A window is detailed to the front elevation, also servicing the 'Day Room'. Red brickwork and roof tiles to match the site have been detailed throughout.



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 made

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 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.

Scale, Design and Impact on the Character

The Supplementary Planning Document for House Extensions states 'To combat the problems of loss of light, as well as loss of privacy and outlook, the size and projection of rear extensions need to be strictly controlled. Single storey extensions to the rear of terraced houses should not exceed 3.5 metres in projection and where they exceed 3 metres in length the eaves height should not exceed 2.5 metres. On semi-detached dwellings an extension should not project more than 4 metres and again, the eaves height should not exceed 2.5 metres where the extension would project beyond 3 metres.

The design of a single 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 two thirds the width of the original dwelling).

Given the size of the rear garden space and the dwelling, the projection of the proposed rear extension would be considered modest. Although not easily seen, the proposed rear extension provides a lean-to roof form which is preferable to a flat roof. Although the proposed width is substantial and provides a projection to the east of the dwelling, this would not be seen from the street scene as it is screened by the proposed side extension. The use of two sets of bifold doors provides an elevation design which matches the position of the existing first floor windows.

The proposed side extension provides a front elevation width of approximately 3.4 metres. This is considered not be overly dominant and is substantially less than the maximum two thirds outlined by the House Extension SPD. It is acknowledged the rear of the proposal provides an eventual width of 5.7 metres. This would still remain within the two-thirds width of the original dwelling as set out by the House Extensions SPD.

The use of matching materials throughout is welcomed.

It is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making and as such carries significant weight in favour of the application.

Impact on Neighbouring Amenity

The proposed rear extension would not be impactful on neighbours. The rear extension is single storey and of low impact. There are substantial trees to the rear of the site and boundary treatment which screens the proposal reducing any possibility for overlooking. It is acknowledged the proposed side extension would abut a neighbouring boundary to the east of the site. However, given the extension is a single storey extension and the neighbouring boundary provides substantial screening in terms of a wall and fence along with numerous neighbouring outbuildings, the proposal would have a limited impact in terms of any overbearing or overshadowing impact. The proposal details no side windows resulting in no opportunity for overlooking.

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 and is in compliance with Local Plan Policy GD1 General Development. This carries substantial weight in favour of the application.

Highways

The proposal does not result in the increase of bedroom facility at the site or any reduction in the substantial amount of on-site parking facility. As such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety. This carries significant weight in favour of the application.

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

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.

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.

Conditions

1. 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.
2. The development hereby approved shall be carried out strictly in accordance with the plans
Plans Elevations and Section as Proposed Ref:21-027 DwgNo:03
and specifications as approved unless required by any other conditions in this permission.
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.
3. 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.

Informatives

- 1) The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

- 2) This permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant.