

Application Reference: 2025/1027

Site Address: 2 Greystones Avenue, Worsbrough, Barnsley, S70 5JQ

Introduction: Erection of single storey side extension to dwelling.

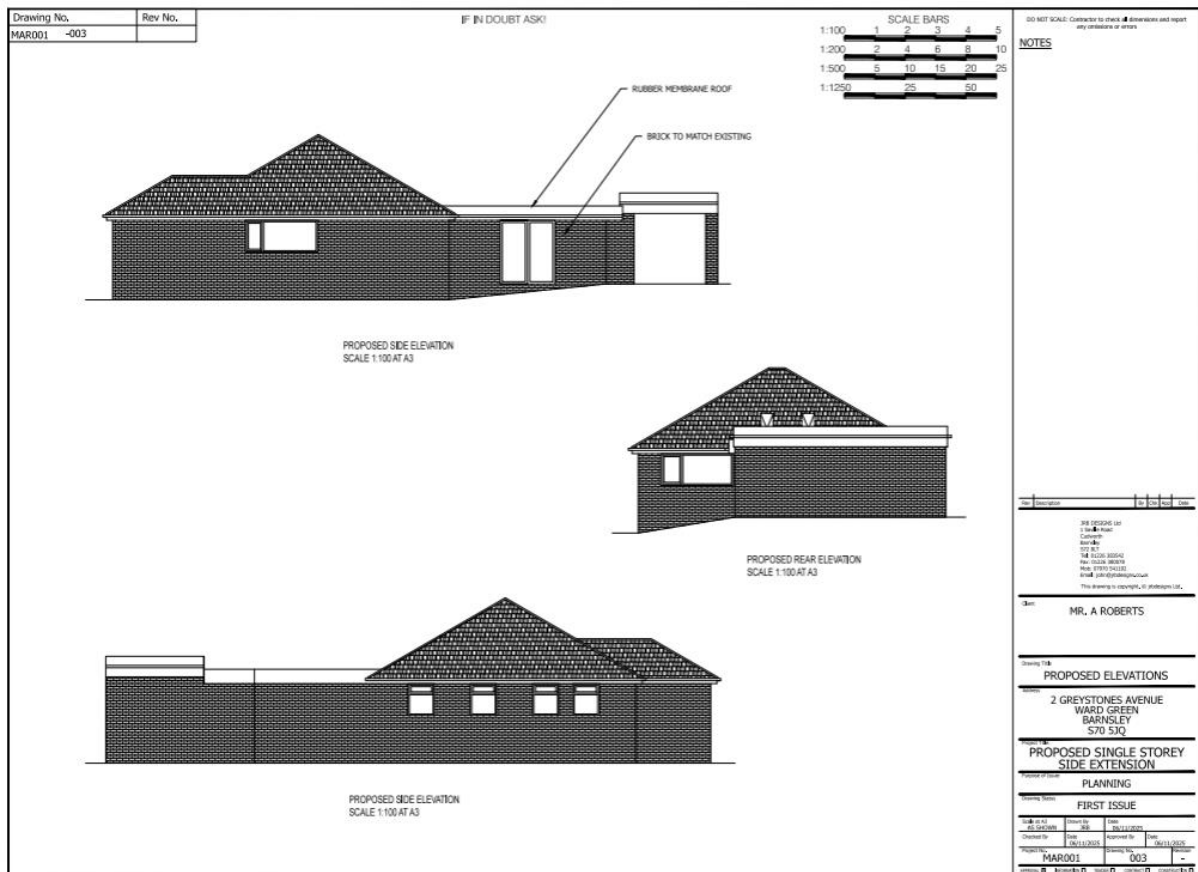
Relevant Site Characteristics

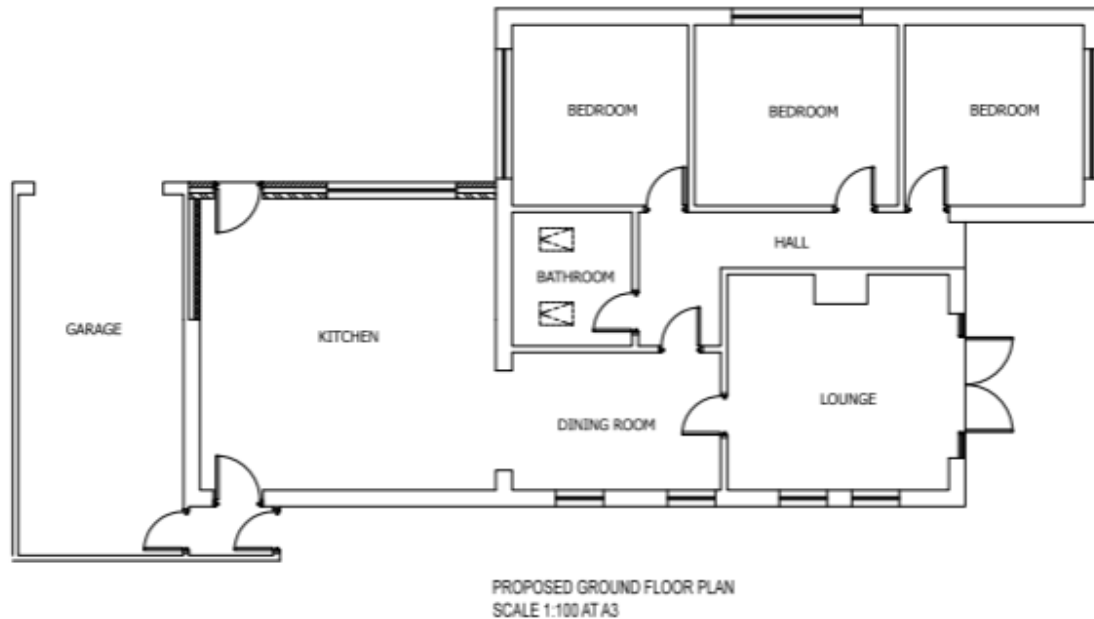
The property is a detached bungalow within the Worsbrough area located on a corner plot. The dwelling provides a hipped roof form. A gable roofed extension is located to the rear, connecting to an existing flat roofed garage. A small garden is located to the side of the dwelling along with amenity space to the front and rear of the dwelling. A driveway is located to the rear of the dwelling. The dwelling is constructed from brickwork.

The surrounding area is characterised by detached bungalows. Hipped, pitched and gable roof forms are used. Flat roofed single storey garages are commonplace. Brickwork and stone materials have been used in the area.

Detailed description of Proposed Works

The applicant is seeking permission to erect a single storey extension to the rear of the existing dwelling and the side of the existing rear extension. The proposal would project to the side (east) of the rear extension by approximately 2.5 metres. The proposal would project to the rear (north) of the existing dwelling by approximately 5.6 metres and would in fill between the existing dwelling and the rear extension. A flat roof has been detailed with a height adjacent to the garage of approximately 2.6 metres and a height adjacent to the existing dwelling of approximately 3.2 metres. Elongated glazing is detailed to the east elevation to service the proposed kitchen along with a door. Matching brickwork has been detailed.





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.

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 '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). On corner plots the sideways projection of a single storey side extension should not exceed more than half the width of the existing gap between the original dwelling and the side boundary.'

The extension would be erected to the rear of the existing dwelling and the side of the existing rear extension. The proposal would essentially be an infill extension between the rear elevation of the existing dwelling, the side of the existing rear extension and the existing flat roofed garage. The proposal provides a modest projection of approximately 2.5 metres which would not project further than the existing front elevation of the garage facing the highway. The proposal would not exceed two thirds the width of the original dwelling or be more than half the distance between the existing dwelling and the boundary.

Although a flat roof would not be preferred, given the site already provides a flat roofed garage and porch, the use of a flat roof on this occasion would not detrimentally detract from the character of the site. It is also acknowledged there are other flat roofed garages and dormers within the street scene. Furthermore, although the extension is considered a side extension, the proposal would be screened from view by significant boundary treatment and is to the rear of the dwelling. The proposal would therefore only be seen on fleeting occasions when passing the site.

The proposed east facing glazing is detailed centrally to the proposal and matches existing fenestration on the dwelling. Matching brickwork has been detailed ensuring the proposal remains in keeping with the site and street scene.

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 extension would be screened to the west, north and south by the existing extension, garage and dwelling. The proposal would therefore not be impactful on neighbours to the north and west of the site. The proposal would result in the removal of the pitched roof of the existing extension. The proposal would therefore have a reduced impact on neighbours to the north and west. The proposal would project further to the east than the existing rear extension, however, would not project further to the east than the existing dwelling. The proposal would therefore have no greater dominant impact than the existing dwelling. The proposal would be partially screened to the east by boundary treatment reducing the 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 considerable weight in favour of the application.

Highways

The proposal would not increase the number of bedrooms on site. The proposal would have a slight impact on the parking facility however there would be no loss which would reduce the required parking facility to fall below the two parking spaces required.

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 moderate 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

Amendments were requested from the application to provide a pitched roof form however these were not provided as the pitched roof form would result in the loss of the rooflights servicing the bathroom.

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 approved plans:

Site Plans MAR001 DwgNo:001

Proposed Elevations MAR001 DwgNo:003

Proposed Plans MAR001 DwgNo:004

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 and Local Plan Policy HE1 The Historic Environment.

- 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.

Informative(s):

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.