

Application Reference: 2025/0212

Location: 41 Hall Bank, Barnsley, S75 1EX

Introduction

This application seeks planning permission for the erection of a single storey rear extension. Also, it is shown that an existing door and side screen is to be removed and existing french doors replaced with a new ground floor window on the front elevation under permitted development rights.

Relevant Site Characteristics

This application relates to a modest plot located between the end of the cul-de-sac of Hall Bank to the west and Treecrest Rise to the east. The application site is also located to the north of Roundacre Green Space and in an area that is principally residential which is characterised by a mix of dwelling types of varying scale and broadly similar appearance.

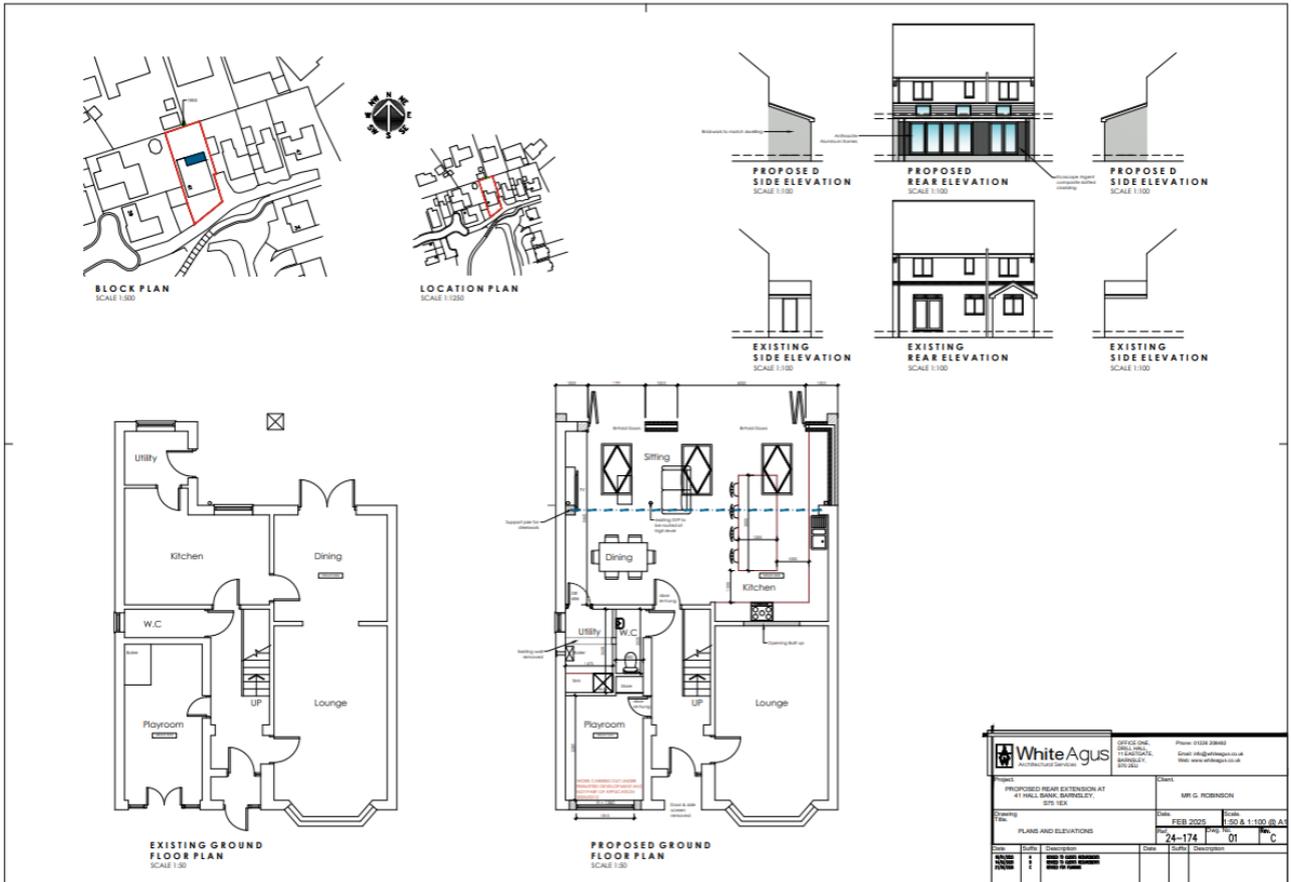
The application property is a large, detached dwelling constructed of red brickwork and has a pitched grey tiled roof. The property features a two-storey street-facing gable projection. The uppermost part of the gable is clad with timber/UPVC in white. The property also features a single storey projection and bay window to the front. The property is fronted by a driveway and a small area of grass. To the rear is an existing single storey projection with a gable pitched roof and a larger garden bounded by brick walls and timber fencing. The rear garden level is relatively flat, but the wider topography falls significantly west-to-east.

Site History

Application Reference	Description	Status (Approve/Refuse)
B/02/1291/BA	Erection of 162 no dwellinghouses and conversion of former college into 57 no apartment building.	Approved.
B/04/0888/BA	Variation of conditions 7, 21 and 25 of planning consent B/02/1291/BA, relating to highway works.	Refused.

Detailed Description of Proposed Works

The applicant is seeking planning permission for the erection of a single storey extension to the rear of the application property. The proposed extension would measure approximately 8.1 metres (W) x 2.9 metres (L) x 3.7 metres (H) and would adopt a mono pitched roof and would be constructed of closely matching brickwork and roof tiles and Ecoscape Argent composite slatted cladding.



Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. The following Local Plan policies are relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy GD1: General Development.*
- *Policy D1: High quality design and place making.*
- *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 NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF 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. The 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 (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *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 this guidance 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 following SPDs are relevant in this case:

- *House extensions and other domestic alterations (Adopted March 2024).*
- *Parking (Adopted November 2019).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Consultations

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended).

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 of Development

Extensions and alterations to a dwelling are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Impact on Neighbouring Amenity

The proposed extension would be erected to the east and west of adjacent properties and therefore the proposal has a lesser potential to contribute to increased levels of overshadowing with potential impact likely to be limited to the early morning or late evening and not at peak times for use of a rear garden. Moreover, the proposed extension would adjoin the existing rear projection, maintaining its existing rearwards projection and height. The proposed extension would also be set down from the rear garden level of 37 Hall Bank due to existing topography differences which could further lessen the extent of any potential overshadowing impact. Whilst the proposed extension would be elevated above the rear garden level of 43 Hall Bank, there is an existing separation between the application and neighbouring property and an existing detached garage within the neighbouring curtilage and adjacent to the shared boundary which could lessen the extent of any potential impact. Additionally, it is acknowledged that the proposal could be erected using permitted development rights should it adopt the use of materials which would closely match those used in the external construction of the existing dwelling. Furthermore, adjacent neighbouring properties were notified of this application and no representations were received.

Apertures would be limited to the rear elevation and roof slope of the proposed extension and would face into the development site and away from surrounding neighbouring properties. The site benefits from good quality boundary treatments and a sufficient separation distance would be maintained to the rear boundary. The proposal would therefore maintain reasonable levels of privacy and outlook.

Considering the above, this is considered to weigh significantly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and is considered acceptable regarding residential amenity.

Scale, Design and Impact on Character

The proposed extension would adopt a modest scale and a sympathetic form and features, including a mono pitched roof and closely matching brickwork and roof tiles to harmonise with the materials used in the external construction of the application property. Cladding would also be featured and is considered to provide a pleasing contrast in terms of colour and texture that would detract from the existing character of the existing property. The proposed extension would be erected to the rear and would therefore have no impact on the character of the street scene.

Considering the above, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and is considered acceptable regarding visual amenity.

Impact on Highways

The proposed development is not considered to be prejudicial to highway safety; existing off-street parking arrangements would not be impacted and would be maintained, and the proposal would not result in a requirement to provide additional spaces.

Considering the above, this is considered to weigh modestly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.

Planning Balance and Conclusion

In accordance with the provisions of paragraph 11 of the NPPF(2024), the proposal is considered in the context of the presumption in favour of sustainable development and therefore, for the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant local and national planning policies and guidance and planning permission should be granted subject to necessary conditions.

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 this 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 representations, 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.