

Application Reference: 2025/0883

Site Address: 2 Waveney Drive, Higham, Barnsley, S75 1PU

Introduction: Erection of a two storey side extension and installation of a dropped kerb.

Relevant Site Characteristics

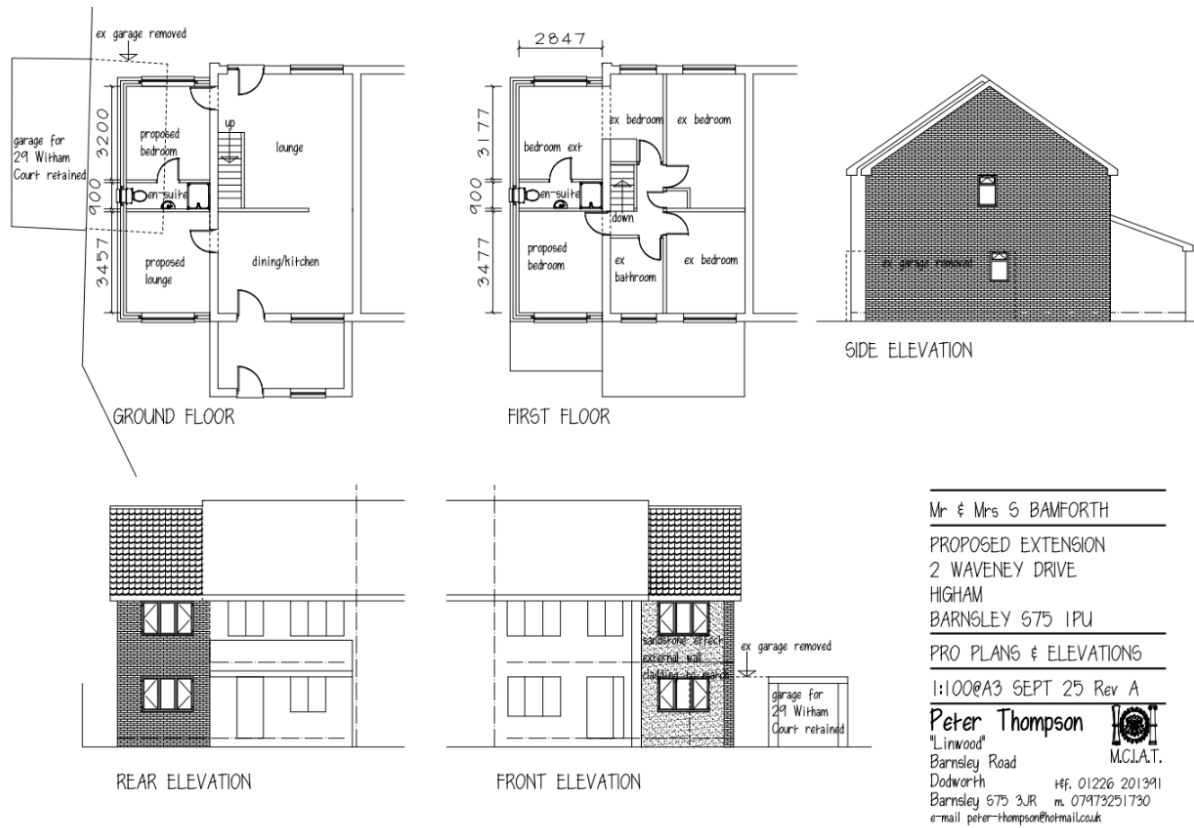
The application relates to a semi-detached dwelling within the Higham area. A small garden and driveway is located to the front of the dwelling and a small amenity space to the rear of the dwelling. A semi-detached, flat roofed garage is located to the south of the dwelling. A single storey lean to extension is located to the rear of the dwelling. The dwelling provides a pitched roof and is constructed from sandstone cladding to the front elevation and red brickwork to all other elevations.

The street scene is characterised by semi-detached properties with matching materials to the site. Some similar extensions have taken place in the area with matching materials to the dwelling.

Detailed description of Proposed Works

The applicant is seeking permission to erect a two-storey side extension to the south of the dwelling with an approximate sideways projection of 3.15 metres and an approximate length of 8.7 metres. The extension would be set back from the front elevation by 0.5 metres. The extension details a pitched roof with an approximate eaves' height of 5 metres and an approximate ridge height of 8.3 metres. Glazing is proposed to the ground and first floor of both the front and rear elevations. Windows are detailed to the side elevation servicing the proposed ground floor and first floor en-suites. The side extension is proposed to be constructed from matching red brick to the side and rear elevations front elevation is proposed to be constructed from 'Sandstone effect external wall cladding' to match the existing front elevation. The extension would result in the removal of the existing semi-detached garage.

The applicant has also proposed to install a dropped kerb to the front of the site and to create two additional parking spaces.



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 'All two-storey side extensions should have a pitched roof following the form of the existing roof. To prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling. A setback from the front elevation allows for a vertical break in the roof plane and a lowering of the ridge line.

The sideways projection of a two storey side extension should not exceed more than two thirds the width of the original dwelling. Where located on a corner plot the sideways projection should not exceed more than half the width of the gap between the side elevation of the original dwellings and the side boundary (unless the gap exceeded more than two thirds the width of the original dwelling).'

The proposal provides an acceptable sideways projection of approximately 3.15 meters which is less than two thirds the width of the existing dwelling and is therefore compliant with the House Extension SPD. The Proposal provides a set back from the front elevation approximately 0.5 metres assisting in reducing the dominance of the proposal and preventing a terraced feel. Additionally, the proposed ridge is set down from the dwelling which further reduces the dominance. A pitched roof has been proposed which matches the existing roof form of the dwelling and allows the proposal to remain in keeping with the dwelling. All the proposed windows provide a similar fenestration to the existing glazing and glazing to the front and rear elevations would be symmetrical to the extension. The use of red brickwork to the side and rear elevation matches the existing dwelling and the use of 'Sandstone effect external wall cladding' matches the existing front elevation of the site dwelling and is consistent with the materials of other extensions in the street scene.

Although the removal of the existing front wall would not be preferred and is not seen elsewhere within the street scene, ultimately the removal would not require planning permission. It is acknowledged the removal allows for access to hardstanding to the front of the dwelling, which again would not require planning permission with adequate provisions for surface water run off within the site.

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 considerable weight in favour of the application.

Impact on Neighbouring Amenity

The proposed extension would be erected to the north of 29 and 31 Witham Court. Given the proposal is to the north and proposed a reduced ridge height, the proposal would not result in loss of light to southern neighbours at a detrimental level. An approximate distance of 1 metre would be maintained between the proposal and the southern boundary. In addition to the lowering on the ridge, the 1 metre distance to the boundary assists in reducing the dominance of the proposal. Additionally, the proposal is screened by the existing detached garage and boundary treatment. The boundary treatment will also assist in screening the proposed ground floor side elevation window servicing an en-suite. Both side elevation

windows would service en-suites and would therefore not be considered to service a habitable room. Nevertheless, the proposed side elevation windows will be conditioned to be obscured glazing in order to protect the privacy of both the applicant and neighbours. Glazing to the front and rear elevations provides no more overlooking opportunity than the existing dwelling and so is not considered to have any detrimental impact on neighbours.

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 result in the increase of bedrooms in the dwelling from three to five. Although a semi-detached garage is available, the dimensions of the garage are not large enough for this to be considered as a formal parking space. The driveway to the front of the garage is therefore the only available parking space on the site. The proposal to increase the parking facility on site, from one parking space to three allows for the proposal to facilitate parking provisions greater than what is required in the Parking SPD (2 spaces for dwellings with 3 or more bedrooms). The site is therefore considered to facilitate adequate on-site parking facility. Although the proposal facilitates three parking spaces, which is considered acceptable under this proposal, the applicant should be aware that the site only need provide two parking spaces to the front of the dwelling.

Given the front driveway is proposed to be formed from hardstanding, in order to allow for adequate provisions for the disposal of surface water from the site, a condition will be added to ensure adequate measures shall be so designed into the proposed vehicular areas to avoid the discharge of surface water from the site on to the highway.

The proposed dropped kerb would not be installed on a classified road and therefore does not require planning permission.

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 considerable 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 been necessary to make contact with the applicant to amend the plans and elevations to provide matching materials to the front elevation.

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.