

Application Reference: 2025/0649

Site Address: 58 Lilac Crescent, Hoyland, Barnsley, S74 9PW

Introduction: Erection of a two-storey side extension, a single storey side/rear extension to form a link extension to the existing garage, the erection of a single storey rear extension to the existing garage and the conversion of the garage to ancillary accommodation.

Relevant Site Characteristics

The property is a semi-detached dwelling within the Hoyland area. The area is characterised by predominantly semi-detached dwellings. Matching materials to the site are consistently used.

The site provides a substantial rear garden and a small front garden. A single storey flat roofed garage is located to the rear of the dwelling. A driveway is located to the south of the dwelling providing vehicle access to the rear garage. The dwelling is constructed from red brickwork with a tiled pitched roof.

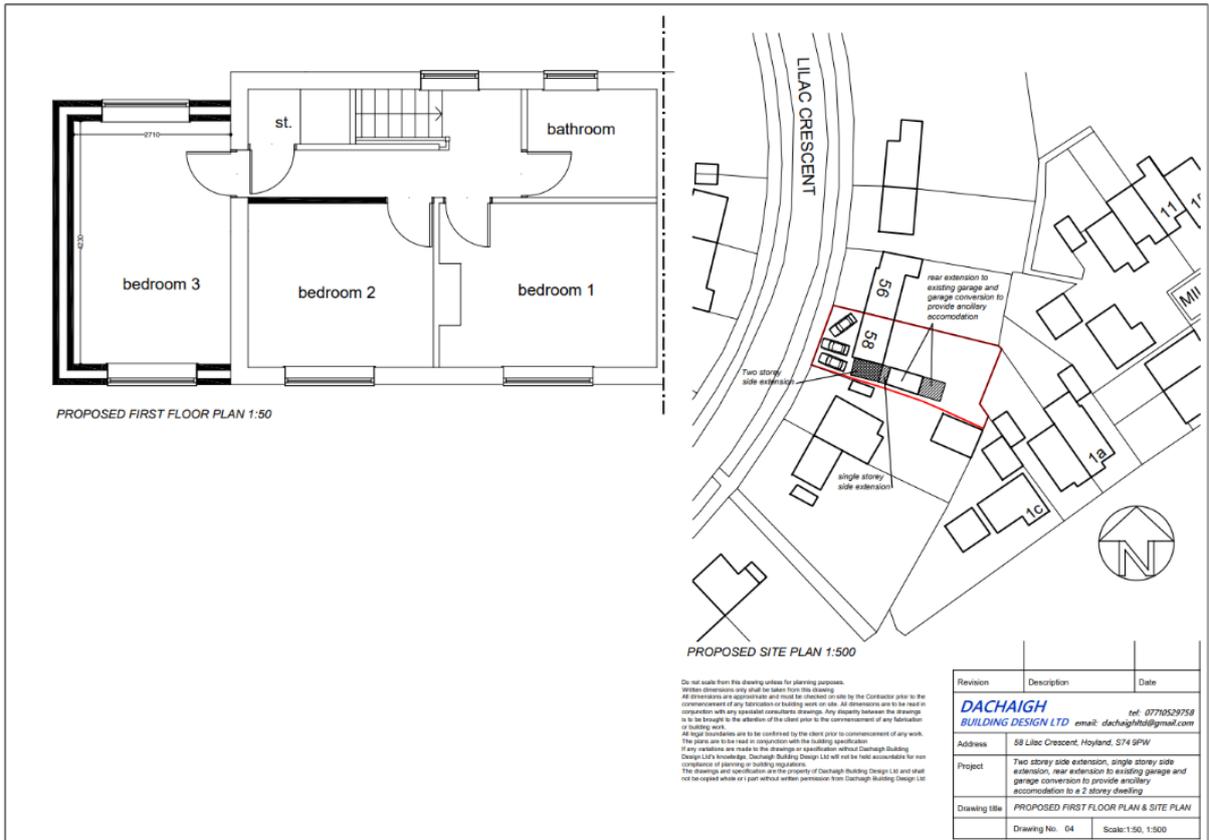
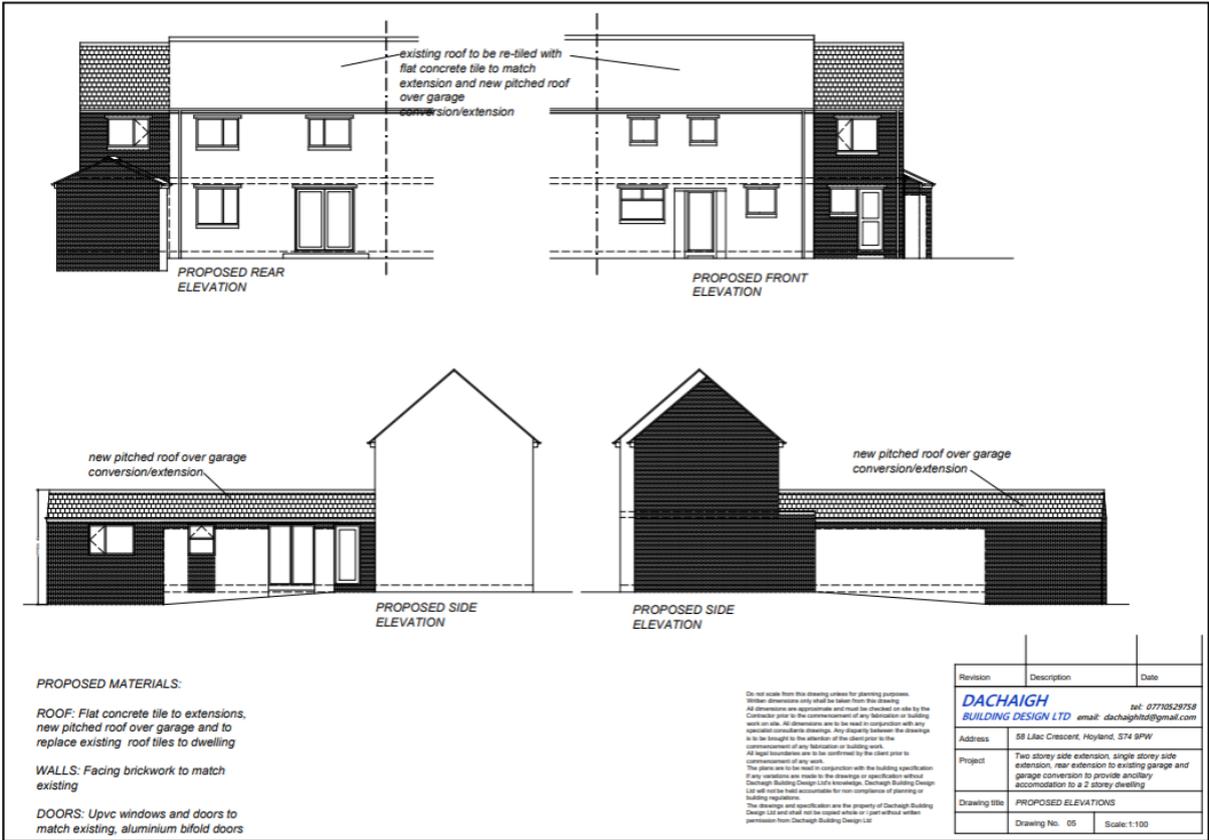
Detailed description of Proposed Works

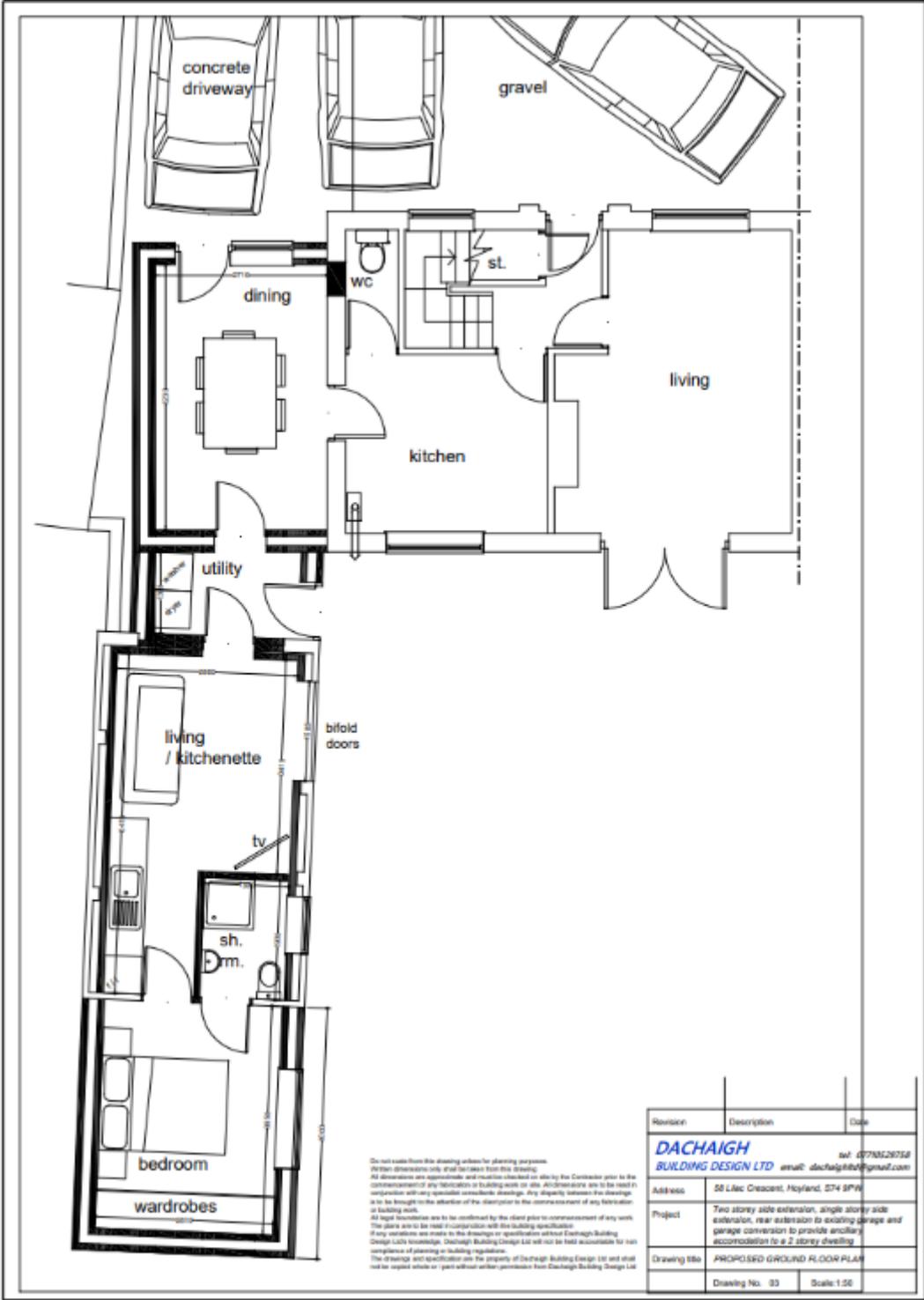
The applicant is seeking permission to erect a two-storey side extension and to convert the existing flat roofed garage in the rear garden into an annexe connected to the rear of the proposed side extension.

The proposed two-storey side extension would provide a sideways projection of approximately 3 metres. A pitched roof form replicant of the existing dwelling is proposed with an approximate eaves height of 5.2 metres an approximate ridge height of 7.5 metres. The ridge height would be set down from the existing ridge by approximately 0.25 metres and the front elevation of the extension would be set back from the existing dwelling by approximately 0.5 metres. Glazing is detailed to the first floor of the front elevation, servicing a bedroom. A door and window arrangement is detailed to the ground floor providing access to the proposed dining room.

The existing rear flat roofed garage is proposed to be altered and extended to create an annexe. The existing garage would be extended to the rear by approximately 4 metres. The existing width of 3.5 metres would be maintained. The annexe would provide a total length of approximately 9.9 metres and have an approximate external floor size of approximately 35 square metres. A utility extension is proposed to connect the proposed side extension and annexe. The existing flat roof is to be replaced with a pitched roof which would encompass the proposed utility room. An eaves height nearest the dwelling of approximately 2.4 metres is proposed with an approximate ridge height of 3.5 metres. Due to the topography of the site, the rear elevation of the proposed annexe would provide an approximate eaves height of 2.9 metres and an approximate ridge height of 4 metres. Glazing is proposed to the north elevations of the annexe to service a bedroom, washroom, and living/kitchenette. A door is proposed to the north elevation of the Utility room.

Matching brickwork, roof tiles and upvc is detailed throughout.





Do not scale from this drawing unless for planning purposes.
 All dimensions are approximate and must be checked on site by the Contractor prior to the commencement of any fabrication or building work on site. All dimensions are to be read in conjunction with any specialist construction drawings. Any discrepancy between the drawings is to be brought to the attention of the designer prior to the commencement of any fabrication or building work.
 All legal formalities are to be confirmed by the client prior to commencement of any work. The plans are to be read in conjunction with the building specification.
 If any variations are made to the drawings or specification without Dachagh Building Design Ltd's knowledge, Dachagh Building Design Ltd will not be held accountable for non-compliance of planning or building regulations.
 The drawings and specification are the property of Dachagh Building Design Ltd and shall not be copied, altered or used without written permission from Dachagh Building Design Ltd.

Revision	Description	Date
DACHAIGH BUILDING DESIGN LTD tel: 07780220754 email: dachaghbb@gmail.com		
Address	58 Linc Crescent, Hoyland, S74 9PW	
Project	Two storey side extension, single storey side extension, rear extension to existing garage and garage conversion to provide ancillary accommodation to a 2 storey dwelling	
Drawing title	PROPOSED GROUND FLOOR PLAN	
Drawing No.	33	Scale: 1:50

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 representation were 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 'All two-storey side extensions should therefore 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

An annex building, often referred to as a 'Granny Annex' may be permitted in a rear garden where it would not occupy a disproportionate amount of the garden and would not have its own separate access or garden area. An annex should normally have a close physical relationship with the host dwelling and maintain a reliance with it having some shared facilities, be single storey and their size shall be up to 39m² and no larger than the size of a double garage. If the Council is mindful to grant planning permission, it will almost always be subject to a condition which requires the annex to remain ancillary to the main dwelling,

same family occupancy and one which prevents it being used, sold or rented as an independent dwelling/separated planning unit at a later date.'

The proposed two storey side extension provides an approximate sideways projection of 3 metres. Given a projection of two thirds the existing dwelling is permitted under the House Extensions SPD, the proposed 3 metres is less than the permitted 4.9 metres. The proposed sideward projection is therefore acceptable. The extension provides a set down of the ridge and a set back from the front elevation which allows the proposal to remain subordinate to the existing dwelling. Glazing located to the front elevation matches the existing dwellings fenestration as is in keeping with the character of the dwelling.

The proposed rear annexe provides an acceptable size at approximately 35 square metres which is less than the maximum 39 square metres outlined by the House Extensions SPD. The proposed annexe maintains a reliance of the existing dwelling through the shared access to the annexe via the host dwelling. Although the proposed annexe would be considered a large annexe, it is not considered to occupy a disproportionate amount of the garden due to the substantial size of the rear garden space. The change in roof from the existing garage to a pitched roof is beneficial to the character of the site. Matching brickwork and materials are also 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 extension would be erected to the north of 60 Lilac Crescent. Given the proposal is to the north, there are likely to be limited impacts in terms of loss of sunlight. The proposed side extension and annexe does not detail any side elevation glazing, preventing any opportunity for overlooking. Given the proposed annexe would utilise the existing detached garage, although the garage will be extended to incorporate the annexe, the proposal would not provide an increase which would be detrimental to neighbouring overshadowing. The increase in roof height to incorporate a pitched roof does increase the dominance of the proposal to a degree, however the lowest part of the roof, at the eaves, would be the nearest part of the proposal to the boundary and would be a similar height to the existing flat roofed garage. Glazing is proposed to the side elevation facing 56 Lilac Crescent, however given substantial boundary treatment is in place and there is a significant separation distance to the boundary, there would not be any opportunity for detrimental levels of overlooking.

It has been outlined within the application from that the proposed ancillary accommodation is for a relative to the applicant. Should permission be granted, it will be subject to conditions requiring the annexe to remain ancillary to the dwelling, be of the same family occupancy and prevents it being used, sold or rented as an independent dwelling or separate planning unit later.

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 significant weight in favour of the application.

Highways

The proposal does result in the loss of some parking facility to the south of the dwelling and does result in the increase of bedrooms at the dwelling to 3. Nevertheless, the site does still allow for parking of up to 3 cars to be parked to the front of the dwelling. An acceptable

number of parking spaces are therefore maintained on site. Additionally, the street offers substantial opportunity for any overspill parking.

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.

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
 - Proposed Elevations DwgNo:05
 - Proposed First Floor Plan & Site Plan DwgNo:04
 - Proposed Ground Floor Plan 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.

4. The annexe hereby permitted shall only ever be used as ancillary residential accommodation by the occupant(s) or immediate family members of the application property (58 Lilac Crescent, Hoyland, Barnsley, S74 9PW) and shall not be sold or rented as a separate dwelling or planning unit at any time.

Reason: In the interest of residential amenity and in accordance with Local Plan Policy GD1 General Development.

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.