

Application Reference: 2025/0147

Site Address: 6 Tingle Bridge Crescent, Hemingfield, Barnsley, S73 0NR

Introduction: This application seeks full planning permission for a 'Single storey side and front extension to dwelling, to extend existing entrance and garage

Relevant Site Characteristics

Located in a small cul-de-sac leading from Tingle Bridge Lane, on the southern edge of the Village of Hemmingfield; the extended buff brick, semi-detached bungalow is set within essentially a corner plot on the bend of the road, with its unattached neighbour positioned at a 90-degree angle, and towards the rear of the dwelling. The street scene comprises of similar semi-detached bungalows, with most seemingly altered or featuring an extension or conservatory. The head of the cul-de-sac stops at the rear gardens of dwellings on Lady Croft Lane, a circa 1990's housing development. The application dwelling features a detached garage, located approximately halfway along the side elevation, an attached covered passageway provides a door leading to the original entrance door located on the side elevation but now inside the covered walkway. There is a conservatory located on the rear elevation of the dwelling. The front garden is block paved, providing ample parking provision, whilst the rear garden is lawned, and enclosed on all sides by a reasonably high fence. Along with a shed and greenhouse, there is part of a brick-built electricity substation in the rear garden.

Site History

Application Reference	Description	Status (Approved/Refused)
B/74/2603/WW	Extension to bungalow	Unknown

Detailed description of Proposed Works

The proposal is to extend the existing garage and attached walkway by approximately 4.85m to just (approx. 0.45m) beyond the front elevation of the dwelling, in essence also formalising the existing and extended walkway into the new structure and existing bungalow. The existing front door and garage door are to be reused and relocated further forward within proposed extension. As indicated on the plans, whilst the garage is being extended, as with the original garage its internal size remains too small to be considered as parking provision under current local policy. The current mono pitched roof above the garage would remain and be attached (on the rear elevation) to the new extended main roof which would cover the proposed extension. The extended main roof would sit approximately 1.3m lower than the original main roof of the dwelling which stands at approx. 5.6m

Relevant PoliciesThe 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 responses were 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

The site falls within Urban Fabric. 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

At approximately 18sqm, the extension is relatively proportionate to the existing dwelling which features a floor area of approx. 134 sqm. The side extension both proposed and existing, when the current walkway is included, are 3.7m wide, which is less than the two-thirds of the 7.8m width of the original house and is in accordance with the SPD. On corner plots extensions should be no wider than 50% of the width between the side elevation of the main dwelling and boundary treatment, which would not be achieved in this instance, however, the neighbours garden separates this plot from the adjacent highway, as such, this requirement would not apply on this occasion.

Whilst not strictly in accordance with guidance, the small 0.45m protrusion beyond the front elevation would cause no significant harm, especially when it only extends 0.17m beyond the projection of the original bow windows. Furthermore, the setback guidance is generally reserved for 2 storey extensions rather than single storey extensions. The proposal also has a lower roof than the original dwelling so remains a subordinate addition. Therefore, whilst not strictly in accordance with Guidelines, with limited harm to the character of the dwelling, the scale and design of the proposed extension would only be considered to have a limited impact on the character of the dwelling, in accordance with Local Policy D1.

In specific relation to the design of the proposed extension, it broadly replicates the existing garage and walkway extension but brought forward. With the main roof being extended over the new extension, this would help harmonise, at least on the prominent front elevation, the original dwelling and new extension, whilst the step down in roof height complies with the requirement for subordination to the original dwelling. With the existing front door and garage door proposed to be reused in the new extension, this demonstrates sustainability and familiarity, minimizing the impact of entirely new materials, which take time to 'weather' and look comparable to the features of the original dwelling. Overall, the design of the proposal should sit well within the street scene and have a limited impact on the character of the dwelling or broader street scene.

Impact on Neighbouring Amenity

With the proposed extension being located as far as possible away from the attached neighbouring dwelling, there would be little or no harm to their amenity. Similarly, with the proposed extension being created in front of the existing garage and walkway extension, the proposal would have a limited impact on the amenity of the unattached neighbouring dwelling, which is situated towards the rear elevation of the application dwelling.

Given the above, residential amenity levels would be maintained, in accordance with Local Plan Policy GD1.

Highways

Although the amount of parking provision would be decreased by the proposed extension, ample parking provision is maintained with the front garden, and with no increase in bedroom numbers, there is no requirement for additional parking provision to be provided. As such, there would be little or no impact on parking provision or highway safety.

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

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.

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

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.