

Application Reference: 2025/0779

Site Address: 1 Melford Close, Staincross, Barnsley, S75 6EF

Introduction:

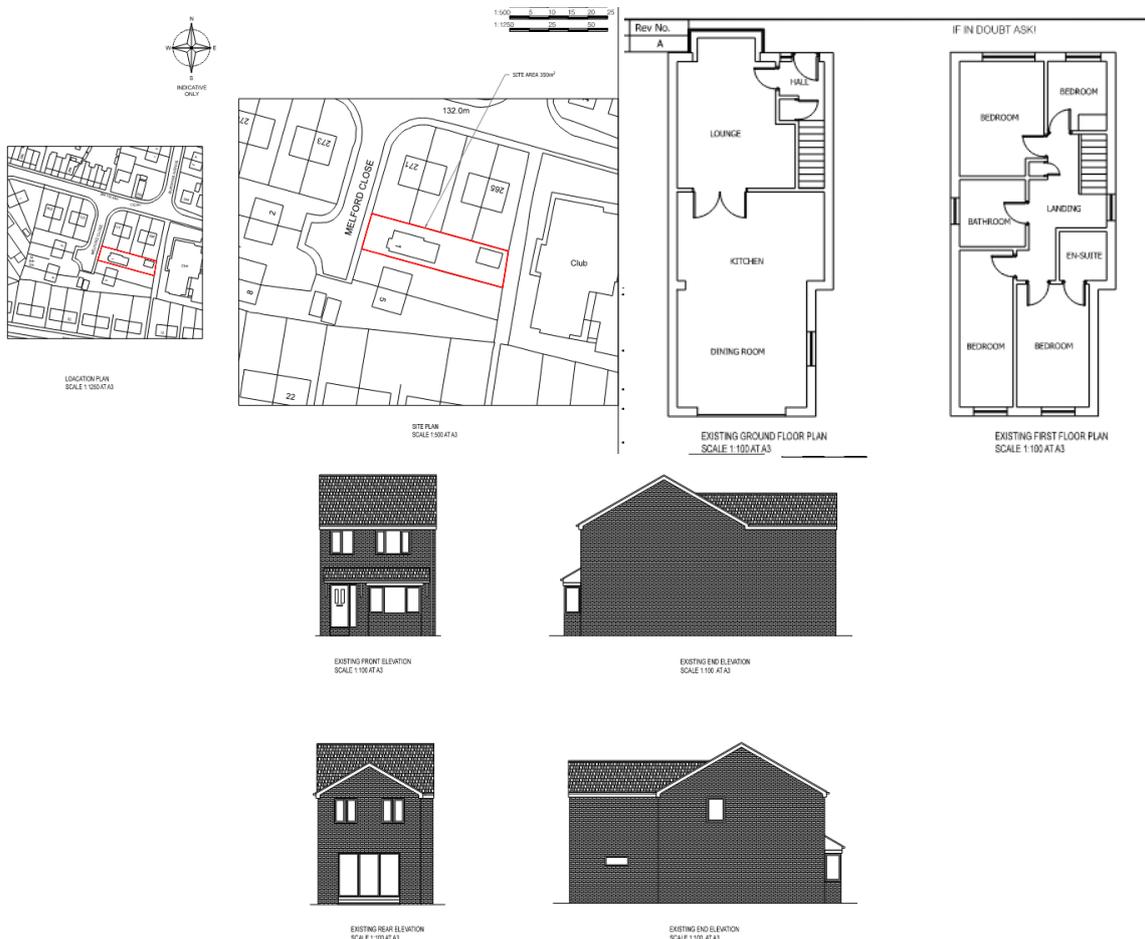
This application seeks full planning permission to raise the roof to create a loft conversion and install a rear dormer and velux windows to the front elevation.

Relevant Site Characteristics

The site is situated on Melford Close, located off New Road in Staincross. Melford Close forms a small cul-de-sac of 7 dwellings, 6 semi-detached dwellings and 1 detached within a highly populated residential area. The site consists of a detached dwelling with a detached garage located within the rear garden area. A driveway is located to the side of the property leading to the garage.

The garage has been designed with a flat roof and has been constructed in red brick. The property is constructed in red brick with a pitched roof design, and has a two storey rear extension also designed with a pitched roof. The property is bound by a mix of hedges and fencing. There are a number of trees located along the rear boundary of the site. Beyond the rear boundary is Staincross Social Club.

Due to the topography of Melford Close, the properties to the north of the site, located along New Road and are set at a higher level to the host property and the properties to the south of the site are stepped down at a slightly lower level to the host property.

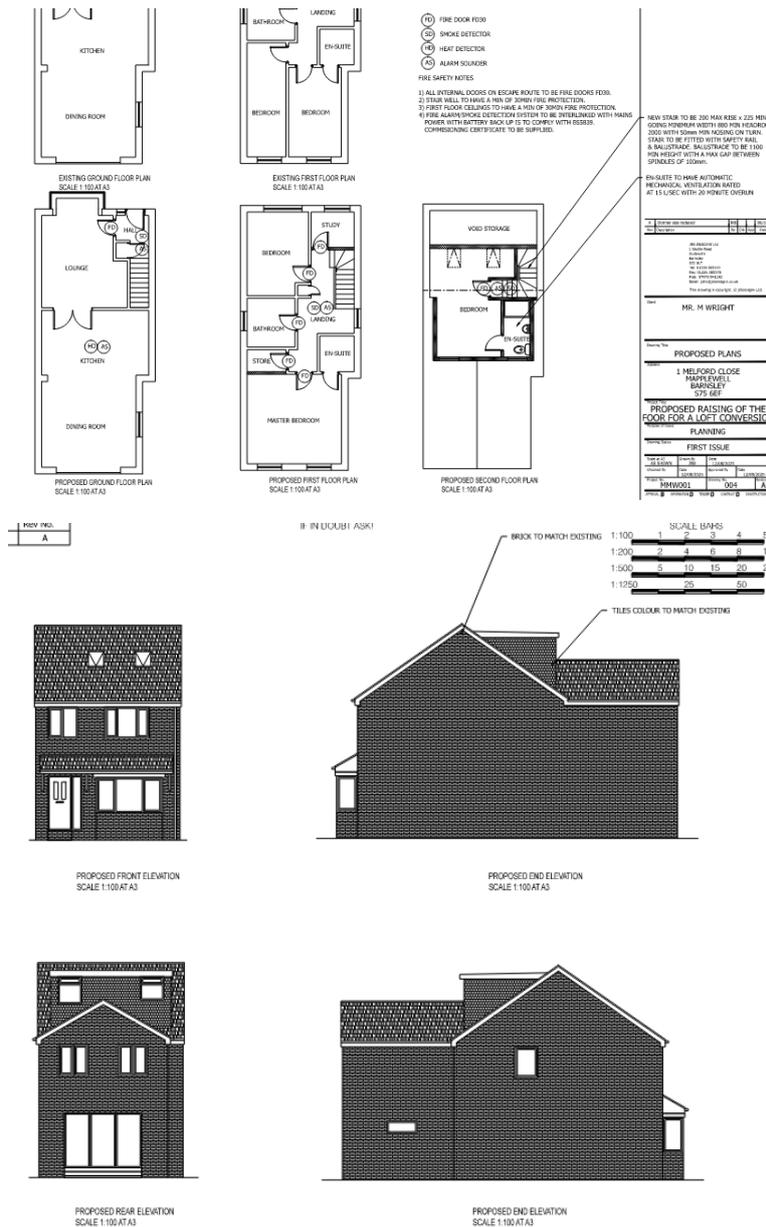


Site History (within last 25 years)

Application Reference	Description	Status (Approved/Refused)
2020/0352	Two storey rear extension	Approved

Detailed description of Proposed Works

The proposal is to raise the height of the roof to accommodate a loft conversion. A new dormer window will be erected on the rear elevation and two velux windows on the front elevation. The roof will be raised by 0.6m, and the development will incorporate matching brick and tile.



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 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

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

SPD: House Extensions indicates that the roof style and pitch should match the existing, particularly when the extension will be prominent within the street scene. The front elevation of a building is the most important for its contribution to the street scene. Generally, therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they would detract from the quality of the existing dwelling or the character of the street scene.

The proposal is to raise the height of the roof by just over half a meter (0.6m). The host property is a two storey detached dwelling within a street scene of properties with a staggered height. Due to the topography of the site properties along Melford Close are stepped down from the height of the properties along New Road. Due to the site levels the proposal is not expected to appear out of character within this setting and will barely rise above the neighbouring properties.

SPD: House Extensions sets out the design principles for dormer roof extensions. So as not to dominate existing roof lines and retain the original form of the host property, dormer windows should be set within the roof plane following the guidelines set out within the policy. The original proposal encompassed a large overly dominant rear dormer which was deemed unacceptable and contrary to policy. The scheme has been amended to reflect the principles within SPD: House Extensions, by reducing the size of the proposal. The amended proposal is now acceptable in terms of the visual impact.

When the proposal is viewed amongst the properties on Melford Close and New Road the proposed changes are not expected to severely impact the existing street scene. The materials and design of the proposals when viewed in their entirety are not expected to be visually detrimental within the surroundings and as a result the proposal is in compliance with Local Plan Policy GD1 and House Extensions SPD.

Significant weight has been given to the design and impact on the character of the area.

Impact on Neighbouring Amenity

SPD: House Extensions provides expectations in relation to the size of proposed dormers and extensions. The host property is detached and set a reasonable distance away from neighbouring dwellings. The application proposes to raise the roof by 0.6m with the erection of a dormer to the rear elevation. The neighbouring dwellings on New Road back onto the side elevation and are set at a higher level than the host property. Although the site is set to the south of these properties the distance between the dwellings and the small height difference will ensure the impact to these properties is minimal. The host property is set to the north of 3 and 5 Melford Close, and has been built in line with these properties. Again the height difference will be minimal and due to the positioning of these properties the impact is not expected to be detrimental.

Taking into consideration the characteristics of the site, the proposals are not expected to cause any disproportionate harmful impact in terms of residential amenity. The application is therefore acceptable in terms of residential amenity in compliance with Local Plan Policy GD1 and D1.

Significant weight has been given to the impact on residential amenity.

Highways

Whilst the proposals increase the floor space of the dwelling, the number of bedrooms remains the same. Off-street parking is also retained for at least two vehicles, with the proposals having no impact to this provision.

As such, the scheme is acceptable from a highways development control perspective in compliance with Local Plan Policy T4 New development and Transport Safety and SPD: Parking.

Moderate weight has been given to 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

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

The LPA have worked proactively with the applicant to make the necessary amendments to ensure the development is compliant with the development plan.

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.