

Application Reference: 2025/0084

Site Address: Apple Trees, 20 Oakwood Road, Royston, Barnsley, S71 4EZ

Introduction: Demolition of rear conservatory and replacement with larger rear conservatory & extension to parking area to the front of the property

Relevant Site Characteristics

The property is a detached dwelling within the Royston area. The street scene is characterised by predominantly detached dwellings. Various materials are used including, stone, red brick and render.

The site provides a large rear and side garden along with a small driveway to the front of the dwelling. Two trees are located in the rear garden. Although not currently in situ, a TPO should be located to the south of the dwelling. The property is constructed from stone to the front elevation and yellow buff brick to the side and rear elevations. A flat roofed garage extension, which was built at the same time as the dwelling, however under a separate planning application, is located to the north of the dwelling. A small conservatory extension is located to the rear of the dwelling.

Site History

Application Reference	Description	Status
B/74/0321/RO	Erection of 3 chalet bungalows and detached houses	Historic Decision
B/75/1323/RO	Erection of private garage and store	Historic Decision
B/96/0055/RO/TF	Crownlift and remove dead wood from Lime Tree T2 or Tree Preservation Order 2/1974/A	Consent Granted
B/98/0861/RO/TF	Fell Lime tree within Tree Preservation Order.	Consent Granted

Detailed description of Proposed Works

The applicant is seeking permission to erect a single storey conservatory extension to the rear of the dwelling connecting the existing conservatory to the existing garage. The applicant is also seeking permission to create a tarmac parking space to the southeast of the site.

The proposed extension would have an approximate width of 3.2 metres and an approximate projection of 2 metres. A flat roof is proposed to allow the continuation of the existing flat roofed conservatory. An approximate height of 3.2 metres is proposed. The proposal is detailed to be constructed from brick matching the existing dwellings and glass to match the existing conservatory. The proposed roof will also be constructed from glass to match the existing conservatory.

A parking space is proposed to be created to the southeast of the site with a floor space of approximately 29 metres and to be constructed from tarmac.

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20 OAKWOOD RD
ROYSTON
BARNSELEY

REF. REQ 546878



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 made

Forestry Officer – No Objection

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 'To combat the problems of loss of light, as well as loss of privacy and outlook, the size and projection of rear extensions need to be strictly controlled. Single storey extensions to the rear of terraced houses should not exceed 3.5 metres in projection and where they exceed 3 metres in length the eaves height should not exceed 2.5 metres. On semi-detached dwellings an extension should not project more than 4 metres and again, the eaves height should not exceed 2.5 metres where the extension would project beyond 3 metres.

The proposed rear extension is effectively an infill extension between the existing rear conservatory and the existing side garage extension. The proposal would have an approximate 2 metres projection in line with the existing conservatory and would project sideways by approximately 3.2 metres. The proposal provides a projection which is no more dominant than the existing extension and therefore has little impact on the character of the dwelling. The use of a flat roof is acknowledged, however given the site already provides a flat roofed garage which screens the majority of the proposal, the proposal would not have any detriment to the character of the street scene.

The proposed tarmac parking space would result in the loss of some garden space to the front of the dwelling, however given this would be substantially screened by the existing boundary treatment and uses matching materials to existing driveway, little to no harm would be caused to the character of the street scene.

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 south of neighbouring 18 Oakwood Road. 18 Oakwood Road is built on a higher level than the site due to the topography of the two plots. The proposed projection of 2 metres is considered minor and although is to the south, would not cause loss of light to levels which are considered detrimental. The height of the proposal at approximately 3.2 metres is significant, however due to the topography of the site, the proposal will be at a reduced height to 18 Oakwood Road and so will not be considered overly dominant. In addition, no neighbouring representations have been received regarding the proposal.

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.

Trees

The forestry officer has highlighted his satisfaction with the proposed Tree Protection Details. Prior to this application a TPO has been removed on site which was conditioned to be replaced under application B/98/0861/RO/TF. This has not yet occurred. The replanting of the TPO has been agreed to by the applicant and will therefore be conditioned on this application.

Highways

The proposal does not result in the increase of bedroom facility at the site or any reduction in the substantial amount of on-site parking facility. As such the extension is considered acceptable in terms of its impact on highway safety. The proposed creation of a parking space provides for an increased parking facility on site. The parking space would not directly allow for manoeuvres onto the highway. The parking facility would allow for further manoeuvres on the existing drive. The proposal does not therefore, directly abut a highway and is surrounded by porous garden space acting as a soakaway for any surface run off. 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 been necessary to make contact with the applicant to request further information regarding the Tree Protection Details for the impacted trees to the rear of the proposal. These were provided and considered acceptable by the Forestry Officer which allowed for no objections 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
 - 20250084 Existing and Proposed Elevations Received 31/01/2025
 - 20250084 Existing and Proposed Ground Floor Plans, Block Plan and Sections Received 31/01/2025
 - 20250084 Proposed Floor Plans Received 31/01/2025
 - 20250084 South Facing Elevation Plans Received 21/04/2025
 - 20250084 Tree Protection Details (Amended) Received 11.08.2025
 - 20250084 Tree Report Received 20/05/2025

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 conservatory.
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. Within the first planting season, a Tahiti Lime Tree shall be planted as per the submitted Tree Survey as a replacement for the authorised felling of a Lime Tree under planning application B/98/0861/RO/TF. The tree shall be watered immediately after planting and then whenever required to ensure successful establishment. Within two weeks of planting the Local Authority Tree Officer shall be informed and invited to inspect the new tree. The new tree shall be subjected to a Tree Preservation Order in

replacement of the felled tree. Any tree which fails to become established within 5 years from planting shall be replaced with another tree of the same original specification. The local planning authority shall be notified in writing within 5 days of the planting of the replacement tree in order to carry out an inspection.

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.

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.