

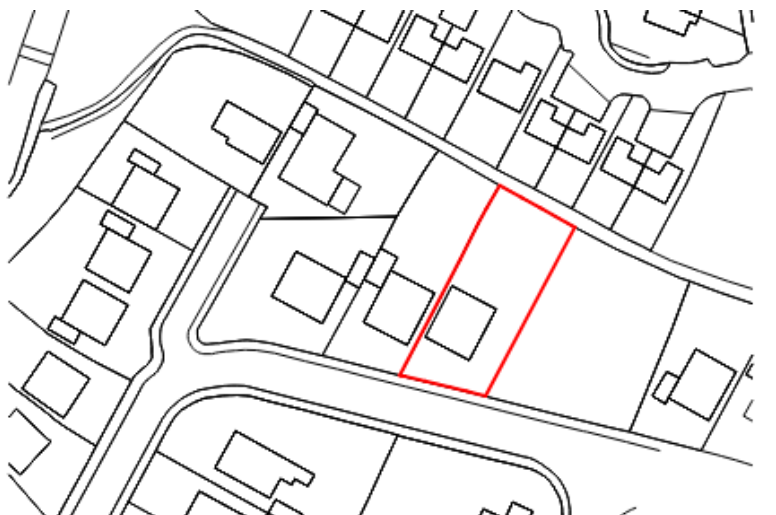
Application Reference: 2026/0602

Site Address: 106 Kingsway, Staincross, Barnsley, S75 6EU

Introduction: This application seeks full planning permission for an increase in roof height to create loft conversion for habitable area, removal of detached garage and replace with 2 storey side extension, change to front entrance steps and new render finish to rear of dwelling

Relevant Site Characteristics:

The existing dwelling is one of two similar adjacent bungalows and is set within a relatively large plot on a single sided section of Kingsway. As Kingsway emerges from a bend, it has a moderate incline progressing eastly past the application dwelling, resulting in level difference between dwellings. A more substantial height differential occurs with dwellings to the rear of the application dwelling, which effectively overshadow it. The dwelling itself is constructed of buff brick, with a feature stone section and render on a side elevation. It features a small front garden, side driveway leading to a detached garage and features steps leading to the front door



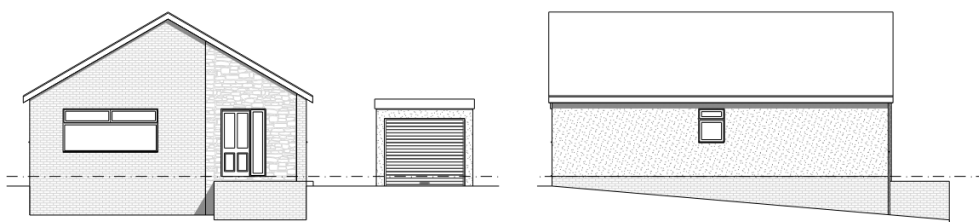
Site History

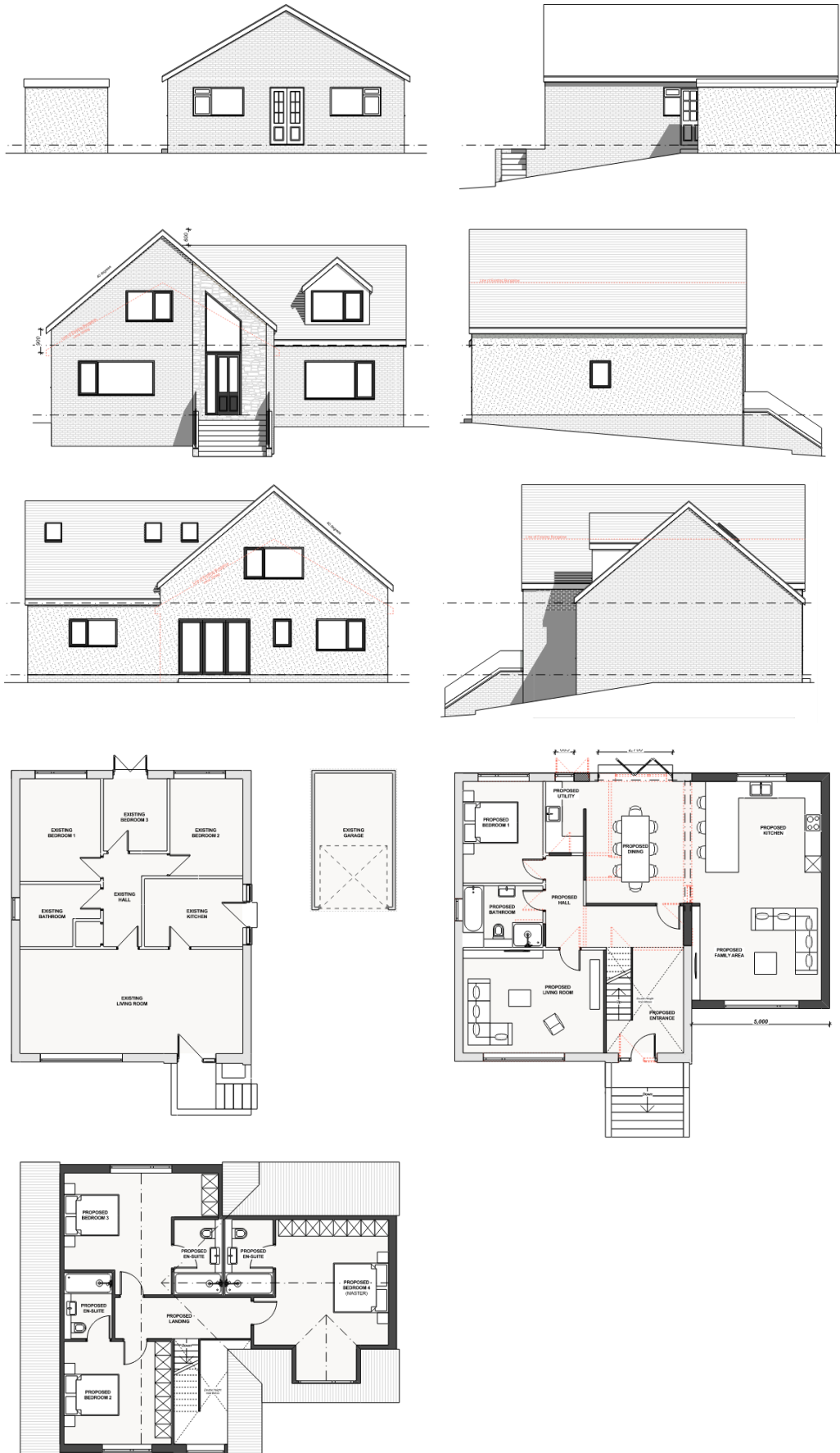
There is no site history for the address.

Detailed description of Proposed Works

The proposal would increase the height of the existing roof to allowing adequate internal height for additional living accommodation to be created within the roof space. The existing detached garage would be removed to allow the creation of a side extension to the dwelling. This extension would feature a side gable roof with dormer window, attached to the existing gable roof. With the exception of some of the original stone façade, which is retained, the whole dwelling would be rendered.

Existing and Proposed Floor elevations and Floor Plans





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

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework 2026 sets out the overarching planning framework for England and has replaced the previous version published in December 2024. It has introduced a revised structure comprising national decision-making policies organised by policy code rather than paragraph number. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development and states that in all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in the NPPF should be approved without delay.

Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The most relevant sections are:-

Section 3 - Decision making policies

Section 4 - Achieving sustainable development

Section 14- 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 (Adopted March 2024)
- Parking (Adopted November 2019)

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 comments were received.

Consultees

Public Rights of Way: It was highlighted that there is a Public Right of Way (PROW) located behind the rear boundary of the dwelling, however there would not be expected to be any impact on the PROW from the development. A precautionary informative has been requested to be added to any approval notice.

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

The scale of the original dwelling would be impacted by both the increase in roof height of the original dwelling, increasing from approximately 6.3m to 8.35m, and the proposed side extension with its side projection of 5m and approximate side gable roof height of approximately 7.75m. The external steps would have less of an impact on the scale of the dwelling.

In terms of footprint, the dwelling, including the external steps, it would increase the dwelling's footprint from approximately 95.5 sqm to 141 sqm. Because of the creation of habitable space within the roof, the approximate habitable floor space of the whole proposed dwelling, excluding external steps would increase from approximately 90 sqm to 221 sqm. Whilst the increase in habitable space has more than doubled, the approximate footprint of the dwelling has not increased as significantly. Part of the 45.5 sqm increase in footprint would be constructed within the footprint of the former 15 sqm garage, which has recently been removed. For comparison, the curtilage of the dwelling, excluding the original bungalow is around 493 sqm.

Specifically in relation to the side extension, with the dwelling having an original width of approximately 8.6m, and local SDP House extensions and Other Domestic Extensions allowing for side extensions to be up to two thirds the width of the original dwellinghouse, the 5m side projection of the extension would comfortably meet this criterion. Whilst both the eaves and roof height of the extension exceed that of the original dwelling, measured in the same location, both remain lower and therefore subordinate to eaves and ridge heights of the heightened dwelling. Such subordination is significantly noted in the 0.6m height differential between the heightened original roof and proposed extension.

Progressing to the design of the proposal, again it is quite a significant change from the original design of the bungalow. The proposal introduces a dormer or 1.5 story aspect to the dwelling, with a further sideways extension expanding the dwellings width. There is also the introducing an additional roof, although with a complementary styled side gable roof, seamlessly attaching to the heightened original gable roof.

Further introduced are a front dormer window in the roof of the extension which would be constructed of a composite material in dark grey to match the colour of the proposed new roof. Rooflights are also proposed for the front elevation roof of the existing dwelling. Along with the dormer style of bungalow, the proposed features are found within the broader street scene, although not on the adjacent, almost identical bungalow. Of no 106 As with the scale, the larger set of external steps would have little impact on design, but the expanded rendering of the dwelling would.

Whilst render is present on the side elevation and within the street scene, the almost full rendering of the dwelling would have an impact on its design and character. This impact is softened through a proposed cream/beige colour render (suggested as the proposed colour by the applicant) to match the existing brickwork, and through the retention of a section of original stone section of the dwelling, the dwelling would maintain some of its original character without having a significant impact on the broader street scene.

Together the scale and the design of the proposal would significantly alter the character of the dwelling, loosening a significant proportion of the original characteristics. However, the new design reflects aspects of dwellings from around the broad street scene, particularly from dwellings close to the bend in Kingsway, at the bottom of the hill.

On balance the impact on the scale, design and character of the dwelling would be considered as moderate, but there is not anything overtly wrong with the resulting design of the proposal, and it

would not significantly be out of character with the street scene. The proposal would therefore be compliant with local policy GD1 and D1, which carry moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

Because of the location and levels of the adjacent neighbouring dwellings, and those within the street scene, there would be expected to be modest impact on neighbouring amenity. This is especially true for the adjacent neighbouring dwelling of 110 Kingsway, with the dwelling sited approximately 28m from the side elevation of the extension, and only slightly less from the boundary treatment of the application dwelling.

The opposite neighbouring dwelling of no 106 Kingsway is located much closer, with less than 2.5m separating their side elevations. Whilst the proposed extension would not directly impact on the amenity of no 106, the heightened roof may have an impact. With 106 sitting around 3m beyond the front elevation of the applications dwelling, impact on light levels to the front garden and windows of no 106 should be minimal. In contrast, the application dwelling may have a more notable impact at the rear of the dwellings. with it being set further back than no 106.

Mitigation for the impact on no 106 would arise from three aspects. Firstly, the garden of no 106 and the application dwelling are both north facing. Secondly, both dwellings are already significantly overshadowed by the dwellings located on a slope behind their rear gardens. Finally, if there was any impact on light or overbearing, it would only impact a small section of no 106's rear garden, which has an approximate area of 307 sqm.

With other dwellings on Kingsway broadly unimpacted by the proposals, the only other potentially impacted dwellings would be those on Eshton Court, the dwellings located high above the application dwelling. In terms of straight-line distance, the rears gardens of dwellings on Eshton Court would be approximately 22m from the rear elevation of the application dwelling. with the rear elevation of their dwellings approximately 31m away. Whilst the distances exceed the guidelines for distances between directly overlooking dwellings, and overlooking into gardens, due to the nature of the dwellings on Eshton Court being located on a slope; there does remain the possibility for some mutual and unavoidable overlooking.

With no significant impacts on residential amenity recognised, it would be considered that at worst, the impact from the proposal on neighbouring amenity would be considered as modest. The proposal would therefore be considered in accordance with Local Policy GD1 which carries moderate weight in favour of the proposal.

Highways

There is the loss of a potential parking space within the existing garage, although this would have probably been considered of not of the required sized by current standards, sufficient in curtilage parking provision for at least two vehicles remains. With no other proposed changes to access or parking provision, the proposal would not have a negative impact on 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.