

Application Reference: 2025/0709

Site Address: 35 Moorland Crescent, Staincross, S75 6NT

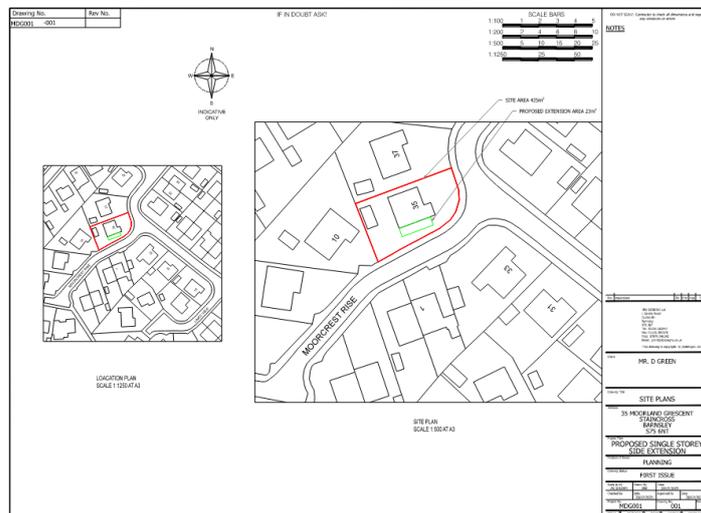
Introduction:

This application seeks full planning permission for a single storey side extension and removal of door on opposite side of dwelling.

Relevant Site Characteristics

The site is situated on the corner of Moorland Crescent and Moorcrest Rise in Staincross. The site is a modest corner plot consisting of a single storey bungalow facing Moorland Crescent. The bungalow is brick built with a hipped roof design and a single storey front gable projection. The property is set back within the site with a front, side, and rear garden area.

Due to the orientation of the property the south facing side elevation runs parallel with Moorcrest Rise. A brick built detached garage with a pitched roof design is located within the rear garden with vehicular access taken from Moorcrest Rise. The property is bound by a low rise wall and iron gates providing vehicular access.



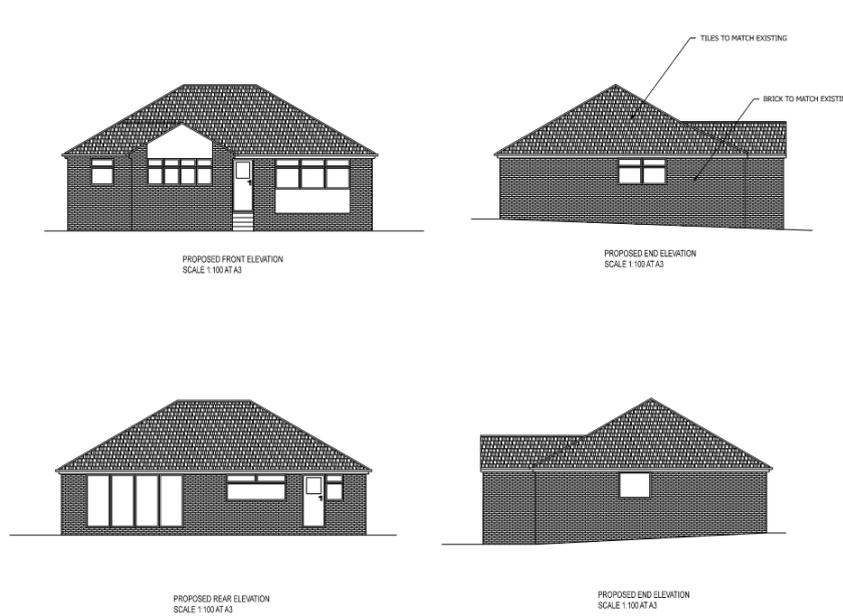
Site History

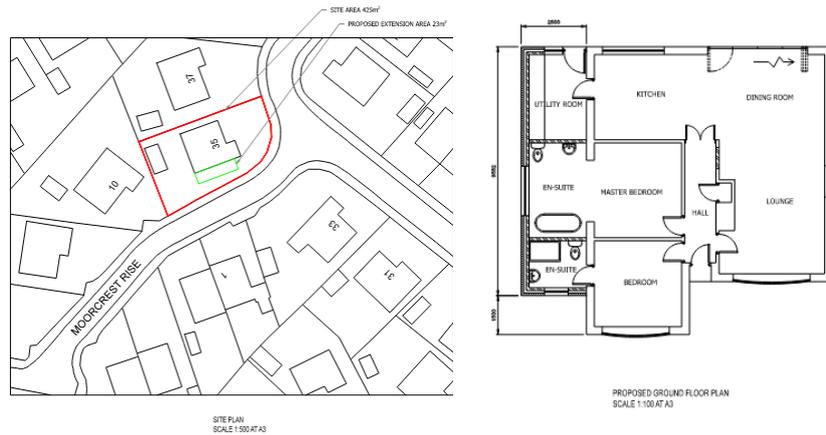
Application Reference	Description	Status (Approved/Refused)
None		

Detailed description of Proposed Works

The proposal is to erect a single storey side extension to the property. The proposal is located on the southern elevation adjacent to Moorcrest Rise. The proposal will project to the side 2.5m and is set back from the front projection by 1.5m. The proposal will see the extension of the existing hipped roof, resulting in a slight reduction of the main roof line. The extension is proposed to be erected in matching brick and tile.

The proposal will create two en-suites and a utility room at the rear and will allow for the reconfiguration of the internal layout to provide an open plan lounge/kitchen/dining room. The kitchen door on the northern elevation will be removed.





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

The property is located on Moorland Crescent amongst dwellings of a similar design. Due to the corner location, the property is visually prominent within both Moorland Crescent and Moorcrest Rise. The south side elevation is parallel to Moorcrest Rise. The extension will project to the side by 2.5m with a set-back of 1.5m from the front of the property. The materials are proposed to match the host property in style and colour.

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. A set back or vertical break from the front of the original property will ensure the original identity of the house is retained. The SPD goes on to state that the sideways projection of side extensions should also 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.

The proposed extension is set back from the front projection by 1.5m creating a visual break. The roof style and pitch will tie in with the existing and when viewed along with the matching materials is not expected to be an incongruous feature within the street scene. As the proposal is located on a corner plot the sideways projection has been measured and is found to comply with the above criteria when measured from the widest part towards the rear of the property.

When taking into account the above in this instance the proposed side extension is acceptable. The materials and design of the proposal when viewed in its entirety is 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

The proposed side elevation will face Moorcroft Rise. The window proposed along the side elevation serves a bathroom therefore potential overlooking from this elevation is not expected. The proposal will provide a utility room to the rear of the property therefore potential overlooking from the proposed window and door serving this room is also not expected.

Due to the size and orientation of the proposed extension in relation to the neighbouring property at the rear, the proposal is not expected to cause any disproportionate injurious 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

The proposal will not impact the existing parking provision.

The proposal is therefore acceptable from a highways development control perspective in compliance with Local Plan Policy T4 New development and Transport Safety.

Limited 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

It was not necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application.

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.