

<b>Application Reference Number:</b>	2025/0277		
<b>Application Type:</b>	Householder		
<b>Proposal Description:</b>	Erection of a two storey rear extension including raised patio area		
<b>Location:</b>	55 Market Street, Hoyland, Barnsley, S74 0ET		
<b>Applicant:</b>	Mr Michael Lopia		
<b>Third-party representations:</b>	None	<b>Parish:</b>	None
		<b>Ward:</b>	Hoyland Milton

### Summary:

This planning application has been submitted by Mr Michael Lopia and seeks householder planning permission for a two-storey rear extension including raised patio area.

The site falls within Urban Fabric as allocated by the adopted Local Plan. Development comprising alterations to an existing residential building are considered acceptable in principle if proposals would not significantly adversely affect residential amenity, visual amenity, highway safety, and where satisfactory standards of design are achieved.

The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).

### Recommendation:

Approve subject to conditions

## Site Description

The dwelling is a stone built two-storey detached dwelling located on Market Street in Hoyland. This section of Market Street has a fairly consistent residential street scene featuring a mix of dwelling types, however there are some commercial uses present. The property has been subject to extensions and alterations over time which are of a good standard of design. One of these is an existing two storey rear extension to which the proposed extension seeks to extend off. There is also an existing garage on the site to the rear fronting onto Rother Croft.

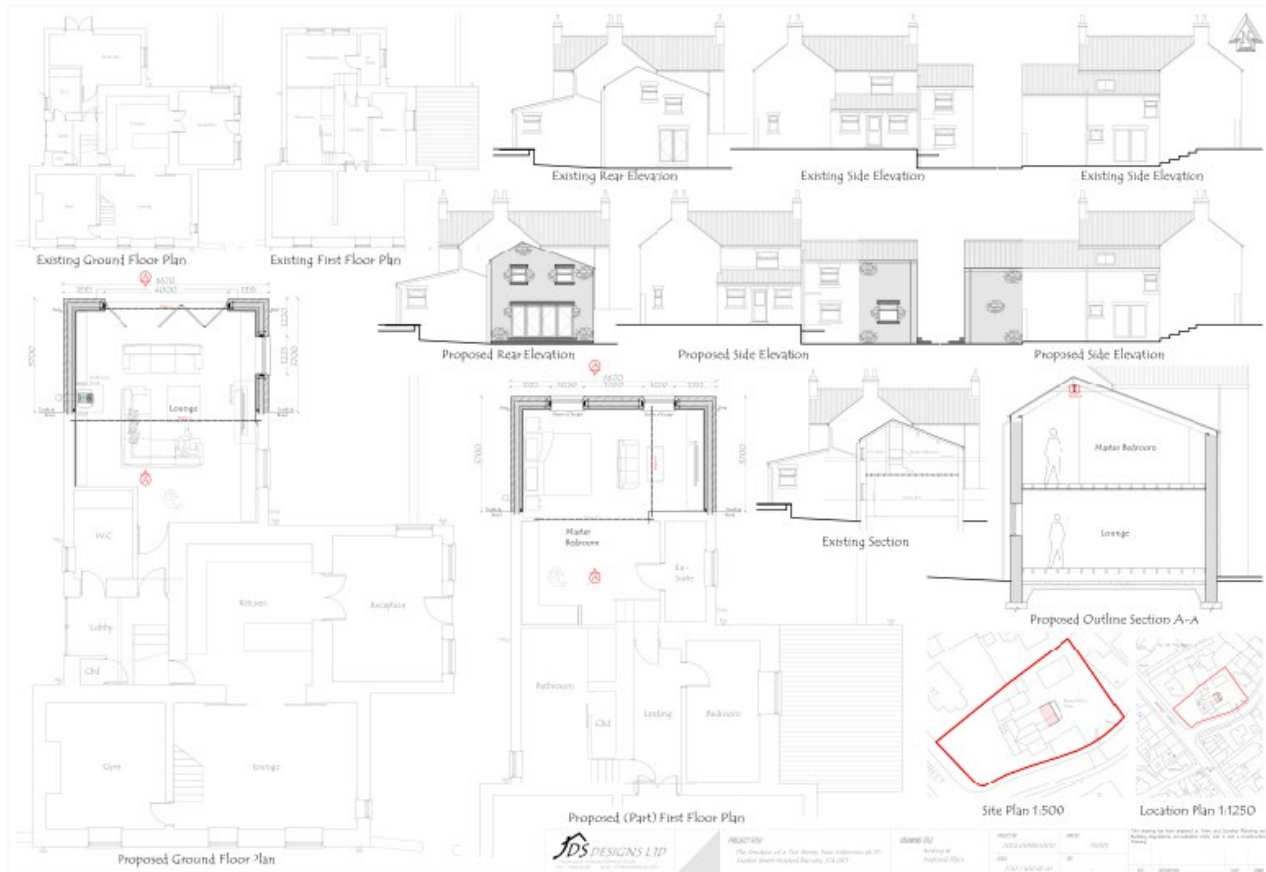
## Planning History

There are various planning applications associated with the site, the most pertinent are below.

Application Reference	Description	Status
B/88/0926/HN	Erection of extension to dwelling	Historic
B/00/0911/HN	Erection of detached garage	Historic
2008/1277	Erection of side two storey extension to dwelling and a detached double garage	Refused
2009/0982	Erection of a two storey side extension and detached single storey garage to dwelling (Resubmission)	Approved with Conditions
2012/0346	Erection of porch to side of dwelling	Approved with Conditions
2012/0954	Erection of a two storey rear extension and erection of a detached garage	Approved with Conditions
2013/1335	Erection of pitched roof to garage and installation of solar panels, erection of extension to front boundary wall to match 5 Rother Croft	Approved with Conditions

## Proposed Development

The applicant seeks approval for the erection of a two-storey rear extension with a rear projection of 3.7 metres and a width of 6.65 metres. The extension features a slanted pitched roof with a ridge height of 6.7 metres and eaves heights of 4.9 metres and 5.4 metres. The materials used will be matching stonework and concrete roof tiles. The proposal also includes a 0.4-metre-high patio area.



## 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 on 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.

### Local Plan Allocation – Urban Fabric

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

**Policy SD1: Presumption in favour of Sustainable Development** – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

**Policy GD1: General Development** – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

**Policy D1: High quality design and place making** – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

**Policy T4: New Development and Transport Safety** – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

#### Supplementary Planning Documents

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.

#### 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.

## **Representations**

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 has been received

## **Consultations**

None

## **Assessment**

The main issues for consideration are as follows:

- The acceptability of the principle of the development
- The impact on the character of the host dwelling
- The impact on the character of the area
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards

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 of Development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

### Impact on Neighbouring Residential Amenity

The SPD states that *“extensions to the rear of detached houses will be considered on their design merits and where no adjacent properties are affected”*. The design is in keeping with the existing dwelling due to the maintained alignment and building form, as well as the matching materials. The extension has a modest projection of only 3.7 metres however this is an extension of an existing extension which takes the total projection to 7.4 metres. Although this would be large two storey extension the SPD states *that “a distance of 10 metres should normally be provided between rear-facing windows in the first floor (and above) and the rear boundary”*. A distance of approximately 17 metres is retained between the first floor of the proposed rear extension and the rear boundary which is therefore acceptable. This weighs significantly in favour of the proposal.

In addition to this the SPD states “a distance of 12 metres should be maintained to a blank gable wall”. This is the case with this application as the extension faces onto a side elevation of the neighbouring dwelling (5 Rother Croft). Therefore, an acceptable separation distance is maintained.

The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing due to its modest rear projection in relation to the new built form. The extension as isolated is not of an excessive size or scale and will provide an extension of the existing building form rather than a separate, stand-alone addition and is therefore subservient to the existing dwelling. This weighs significantly in favour of the proposal.

Overlooking will be limited with the proposed rear extension set to reflect that of the existing rear extension with rear windows and patio doors and no windows on the side elevations at first floor level. Additionally, there will be no detrimental impact from the proposed patio area which is only 0.1 metres taller than what could be erected using permitted develop rights. This weighs significantly in favour of the proposal. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

#### Scale, Design and Impact on the Character of the Dwelling and Conservation Area

The SPD states that ‘materials should normally be of the same type, colour and texture to the existing house or as close a match as possible’. In this case, the proposed materials for the extension will match the host dwelling as its matching stonework and roof tiles. The extension utilises a slanted pitched roof which aligns with the existing roof and therefore the roof can be seen to harmonise. This weighs significantly in favour of the proposal.

The proposed extension conforms to the SPD in terms of the external materials and roof types used, therefore it will have little impact upon the character of the street scene due to its size and position to the rear of the dwelling. This weighs significantly in favour of the proposal. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

#### Highway Safety

There will be no impact upon highway safety. The proposal is not for another bedroom to the dwelling merely an extension to the existing bedroom therefore there is no change in parking requirement nor is there any change to the existing parking arrangements. This weighs significantly in favour of the proposal.

#### 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 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.

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.