

2025/0493

Mr Scott Braithwaite

29 Uplands Avenue, Kexborough, Barnsley

Erection of a two storey rear extension.

Site Description

The host dwelling is a two storey semi-detached property along Uplands Avenue. The property is brick built in a red brick and has a hipped roof with terracotta roof tiles. There is a single chimney in the centre of the roof serving the pair of semis. There is a small garden area to the front which is gravelled and has a pedestrian access leading to the front door. The surrounding properties are similar in terms of their design and overall appearance.

Planning History

There is no planning history relevant to this site.

Proposed Development

The applicant is seeking permission for the erection of a two storey rear extension to create an enlarged dining/family room at ground floor with two additional bedrooms above. The proposed plans are shown below:



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

The site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation.

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.

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

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- Section 12: Achieving well designed places

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

No consultations were required for this application.

Representations

Neighbour notification letters were sent to surrounding properties and no comments or objections have been received.

Assessment

The main issues for consideration are as follows:

- The acceptability of the alterations
- The impact on the visual amenity/character of the area
- The impact on neighbouring residential properties

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 application site is located within a residential area and is allocated as Urban Fabric. The immediate surrounding area features predominantly residential properties. The proposed development is to erect a two storey extension to the rear of the property which will create an enlarged dining/family space at ground floor with two additional bedrooms above.

Extensions and alterations to domestic properties are acceptable in principle subject to compliance with other local and national policy. This weights significantly in favour of the proposal.

Impact upon Visual Amenity and Character of the Area

There will be no significantly harmful impact to visual amenity or character of the area. The proposal complies with the SPD which requires two storey extensions on semi-detached properties to extend maximum of 3.5m and set down from the ridge.

The site is not within a conservation area and there are other examples of extensions and alterations within the street scene/wider estate. The roof type, window proportions and materials will match those of the existing dwelling and therefore the visual amenity of the street scene will not be impacted as a result of the development, especially given it is to the rear and will not be prominent.

The proposal is therefore acceptable in terms of visual amenity and impact upon the street scene in accordance with Policy GD1: General Development and D1. This weighs significantly in favour of the proposal.

Residential Amenity

There will be no significantly detrimental impact upon residential amenity. Given the positioning of the extension on the east side of the adjoining neighbour, some minor overshadowing may occur, however this is likely to be early morning only and not for a substantial part of the day. The neighbour also has a single storey extension/conservatory which extends slightly beyond the proposed extension, meaning the only slight loss of light may be to the upstairs windows and the conservatory will still benefit from getting direct sunlight for the majority of the day. On balance, the local planning authority consider this to be acceptable and conclude the proposal is unlikely to cause would harm neighbour amenity by virtue of overshadowing or loss of light.

The windows rear face directly over the applicants own garden area and beyond that is the very bottom of another garden. The distances between exceed the requirements set out in the SPD and therefore it is not considered the proposal would introduce harmful overlooking.

As such, the proposal is considered to respect neighbouring amenity in accordance with Local Plan Policy GD1: General Development. This weighs significantly in favour of the proposal.

Conclusion

Having balanced all material planning considerations, the proposal will not be significantly harmful to residential or visual amenity. As a consequence, the positive aspects of the proposal outlined above are not outweighed by any other material planning considerations. The proposal is therefore, on balance, recommended for approval.

Recommendation

Approve with conditions