

Application Reference: 2026/0073

Site Address: 11 Wentworth Crescent, Staincross, Barnsley, S75 6DR

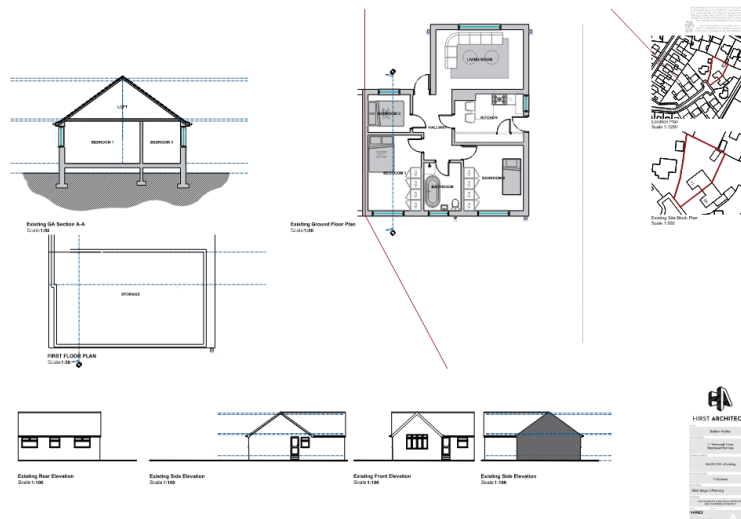
Introduction:

This application seeks full planning permission for the demolition of the rear detached garage and the erection of a single storey side and rear extension and rear dormer to dwelling.

Relevant Site Characteristics

The site is situated on Wentowrth Crescent in Staincross. Wentworth Crescent is a cul-de-sac located off Bar Lane and falls within a densely populated residential area. Wentworth Crescent is populated with semi detached and detached bungalows. The site is located at the head of the cul-de-sac and consists of a semi-detached bungalow within a generous plot. The property is set back from the road with a front, side and rear garden and a long driveway leading to a detached garage at the rear of the property. The property is brick built with a pitched roof design and has a single storey front extension, gable fronting which is a mirror image of the attached dwelling. A low wall denotes the front boundary with a gated vehicular entrance.

The neighbouring property to the west is detached with a detached garage along the shared boundary and set on a lower level to the host property. The rear garden slopes down away from the host property and the garden is bound by a mix of fencing and shrubbery. Due to the topography of the site the properties to the rear of the site are also set at a lower level.



Site History

Application Reference	Description	Status (Approved/Refused)
None		

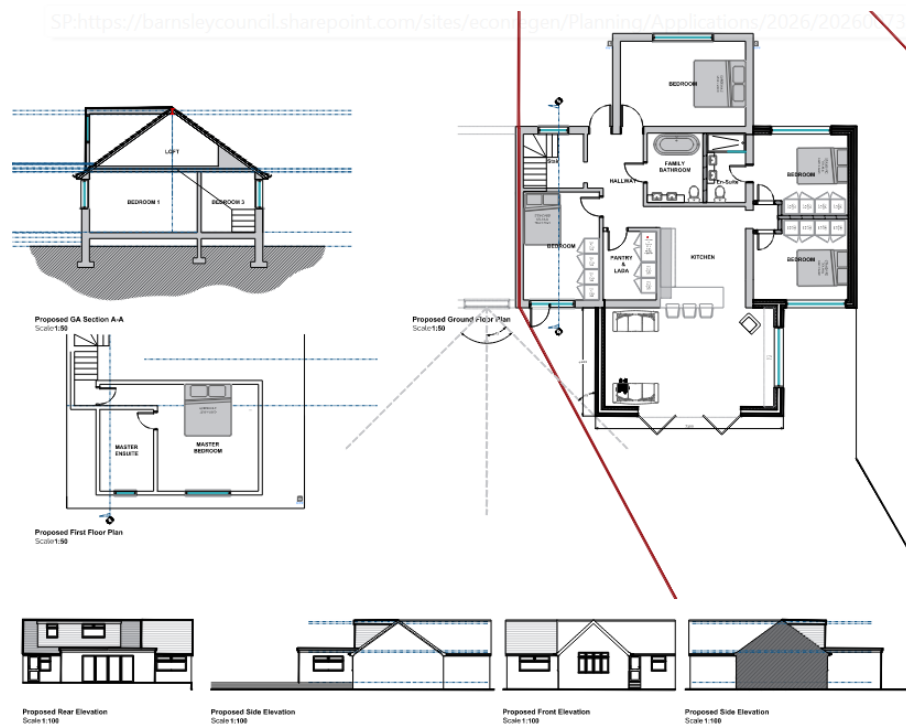
Detailed description of Proposed Works

The proposal is to erect a single storey side extension, projecting 4m to the side. This will provide two bedrooms with windows on the front and rear elevations. The side elevation will remain blank and the roof is proposed to be pitched to match the existing.

The proposal is to erect a single storey rear extension projecting to the rear by 4.189m and measuring 7.3m across. This will provide a sitting room with a side window and bi-folding doors leading into the rear garden. The single storey rear extension has been designed with a flat roof. The extension will measure 2.3m to the eaves and 2.6m in total height.

The proposal is also to erect a large flat roof dormer to the rear of the property. This will enable a master bedroom and en-suite within the roof space.

The application also states that the existing detached rear garage will be demolished as part of this proposal. Planning permission for this is not required.



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 original proposal was deemed unacceptable and as a result of discussions with the planning department, has been significantly reduced in size.

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. The SPD also indicates the maximum projection for single storey rear extensions in relation to semi-detached dwellings should not exceed 4m and where the eaves height exceeds 2.5m the extension should not project further than 3m.

SPD: Policy states that extensions to properties should be designed with a roof style and detailing to match the host property and the materials should normally be of the same size, colour, and texture of the existing dwelling.

The proposal is for a single storey rear extension projecting 4.189m to the rear with a flat roof, 2.3m to the eaves, 2.6m in total height which is just over the acceptable size for a rear extension. However, due to the location of the proposal, away from the adjoining neighbour, in this circumstance the small increase in size is acceptable. Although it is noted that the roof will be flat which is at odds with the host property, flat roof extensions are noted within this locality and are therefore are not an alien feature. Furthermore, the extension is located on the rear of the property and will not be viewable from the surrounding street scene. The materials are also proposed to match which will ensure the extension harmonises with the existing.

The proposal is also for a single storey side extension. SPD: House Extension states that the design of a single storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch, materials, and details and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling). The proposed side extension will have a pitched roof and be constructed in matching brick and tile, and is not excessive in size in compliance with this policy.

The proposal is also for a large flat roof dormer located on the rear elevation. Flat roof dormer designs are not usually encouraged however this dormer will be on the rear elevation and there is evidence of flat roof dormers within this street scene. SPD: House Extensions states that to avoid over dominance of existing roof lines and retain the original form of the host property dormers should be set within the roof plane, with the top below the ridge, set

back from the eaves and at least 0.5m away from party walls. The proposed materials will harmonise with the existing roof plane which will reduce the overall impact. The proposal has been significantly reduced and complies with SPD policy.

When taking into account the above in this instance the proposed extensions are acceptable. The materials and design of the proposals when viewed in their entirety are 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

SPD: House Extensions provides expectations in relation to the size of proposals. Extensions to the rear of detached dwellings will be considered on their design merits and where no adjacent properties are affected. The property is semi-detached and located amongst a row of semi-detached dwellings of similar design.

SPD: House Extensions indicates that a boundary fence may act as an effective screen to a single storey extension. Windows to habitable room windows on an extended property should not be less than 21m from any other properties with habitable room windows to ensure reasonable privacy. A distance of 10m should normally be provided between rear-facing windows on the first floor and the rear boundary.

SPD Policy states that to combat overshadowing to the adjoining and neighbouring dwellings the size of the rear extension must be strictly controlled. The proposal is for a single storey rear extension projecting 4.189m to the rear with a flat roof, 2.3m to the eaves, 2.6m in total height which exceeds the principles within SPD: House Extensions. However, there are a number of mitigating circumstances. The extension is 3.1m away from the adjoining boundary and the 45° rule has been complied with to ensure that the rear projection will not over-dominate or overshadow the adjoining dwelling.

The rear dormer has been set within the roof plane and is not expected to impact the adjoining property. There is a distance of more than 21m between the host property and the neighbour directly to the rear and the rear boundary is more than 10m away from both the proposed upper floor windows and the rear extension, which will ensure reasonable privacy in compliance with the SPD: Policy. There is a side window proposed on the rear extension which will face the shared boundary and detached garage of the neighbouring property to the west. The distance between the extension and the shared side boundary is well over 10m which further protects residential amenity. It is also noted that the side extension is a reasonable distance from the neighbouring dwelling and will not introduce side windows therefore overlooking and overshadowing are not expected.

Due to the size and orientation of the proposed extensions in relation to the neighbouring properties the impact has been closely assessed. Taking into consideration and the characteristics of the site, the proposal is not expected to cause any disproportionate harmful 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 proposals increase the floor space of the dwelling and the number of bedrooms. Although the side extension will reduce the size of the driveway, off-street parking will be retained for at least two vehicles.

As such, the scheme is acceptable from a highways development control perspective in compliance with Local Plan Policy T4 New development and Transport Safety and SPD: Parking.

Moderate 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

The LPA have worked proactively with the applicant to make the necessary amendments to ensure the development is compliant with the development plan.

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.