

Application Reference:2025/0008

Site Address: 11 Bourne Walk, Staincross, Barnsley, S75 6JQ

Introduction:

This application seeks full planning permission for Single storey rear extension to single storey detached dwelling

Relevant Site Characteristics

Located on non-thoroughfare residential street in the settlement of Staincross; the varied street scene predominantly features bungalows of varying size and styles but also features a couple of houses. The dwelling itself along with its unattached neighbour No.9, set at a lower ground level, share a similar design and sit between two much larger houses. Constructed of red brick with a tiled cross gable roof, an attached flat roofed garage and a small, flat roofed rear extension. As the dwelling is of an inverted T shape, the front and rear gable ends extend beyond the otherwise horizontal front and rear elevations. The front garden features a driveway leading to the garage on the south east facing elevation. The rear garden is enclosed whilst a low-level brick wall forms much of the front boundary but is separated from No.9 by a wooden fence.

Site History

Application Reference	Description	Status (Approved/Refused)
2024/0873	Lawful development certificate for proposed rear bedroom and kitchen extension to dwelling	Withdrawn

Detailed description of Proposed Works

The proposal is for a ground floor rear extension featuring two adjoined sections of differing width and projection to replace an existing rear extension. The first section of the extension extends the original end gable by approximately 3.83m and has a width of 3.9m. The eaves and ridge height of the tiled, dual pitched roof match those of the original gable standing at approximately 2.41m and 4.24m respectively. The second section of the extension starts at a stepped back aspect of the rear elevation, projects 3.39m and has a width of 4.32m. This section features a flat roof, slightly higher than the one it replaces at approximately 3.32m, and a height to the proposed skylight of approximately 3.6m. New windows and doors would comprise of a set of French Doors with glazed side panels, and a side window within the larger section of extension whilst the second section features a glazed aluminium skylight, two side windows and bifold doors on its rear elevation.

Matching brick work is proposed for the south west gable elevation, facing No.15, along with matching roof tiles for the roof extensions. Both the extension and the original dwelling would feature render on their rear elevations, along with the side elevation of the flat roofed extension.

Due to the variation in ground levels the proposed eaves and ridge height vary but have confirmed the plan's measurements taken at the highest ground level on the lefthand side of the gable elevation and the righthand side of the flat roofed extension.

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 scale of the proposal is proportionate to the size of the original dwelling and its curtilage. The design of the proposal is mixed with aspects such as the gable extension harmonising with the existing style and materials of the original dwelling but the flat roofed aspect of the proposal along with the rendered walls do not harmonise as well and would have a modest

impact on the character of the dwelling. In mitigation of this impact, as the proposal, particularly the flat roof and rendered wall are situated on the rear elevation, it would have very limited public visibility.

In consolidation of the above factors, the overall impact of the proposal would be limited and therefore considered acceptable.

Impact on Neighbouring Amenity

With good distances and strong boundaries maintained between the ground floor extension and neighboring dwellings, it would be considered that the impact on overshadowing or loss of light for any neighbouring dwelling would be limited.

With a minimum distance of over 10m maintained between the extension's rear elevation and the rear boundary treatment, and with the rear dwellings at least 40m away, there would be little or no impact to the privacy or outlook of neighbouring dwellings to the rear.

The gable extension would project approximately 3.83m into the rear garden but would not overlook the neighbouring dwelling of No.15, as no new openings are proposed within this north west facing elevation, which would otherwise would have overlooked the neighboring garden. Equally the outlook from No.15 would be unaffected with no windows directly overlooking the extension and a 45 degree angle from the center of the neighbouring habitable windows not being breached. Therefore there would be little or no impact to privacy and a limited impact on the outlook of No15.

With side windows proposed on the south west facing windows of both sections of the extension, there is a possibility of impact to neighbouring dwelling of No.9. However, with only one of the proposed windows directly overlooking the rear corner of No.9, but maintaining an overall 10m distance including a 7m distance between the extension and the boundary treatment, the proposed ground floor windows would only have a modest effect on the amenity or the neighbouring dwelling.

Regarding the outlook of both the applicant dwelling and No.9, with no side windows on No.9 directly overlooking the extension, there would be no impact on the outlook at this address. The local SPD House Extensions and Other Domestic Extensions provides guidelines that windows within an extension should maintain a minimum distance of 12m between a window and a blank gable elevation. On this occasion as the proposal is one of two windows within the same room and the window in question only partially overlooks the corner of a gable wall. With such a minor infringement on the amenity of the occupants rather than the neighbouring dwelling, it would be considered that the issue could be considered to have a limited effect on the outlook of the application dwelling, and little or no impact on the outlook of No9..

Having consideration of the above assessment, the impact on neighbouring amenity would be deemed to be limited and therefore acceptable.

Highways

There are no proposed changes to the access or parking arrangements at the existing dwelling and no additional bedrooms are being created, therefore the application would not require further assessment in regard to local Policy T4 or SPD Parking.

With no development affecting access or parking, there would be little or no impact to highway safety or parking provision.

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.

Commented [GH1]: This is an example where no amendments were necessary. If amendments were sought then set out what these were. If a refusal the following statement can be used:

In dealing with the application referred to above, despite the Local Planning Authority wanting to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application, in this instance this has not been possible due to the reasons mentioned above.