

2025/0075

Jane Collier

10 Huddersfield Road, Barnsley, S70 2LT

Single storey rear extension

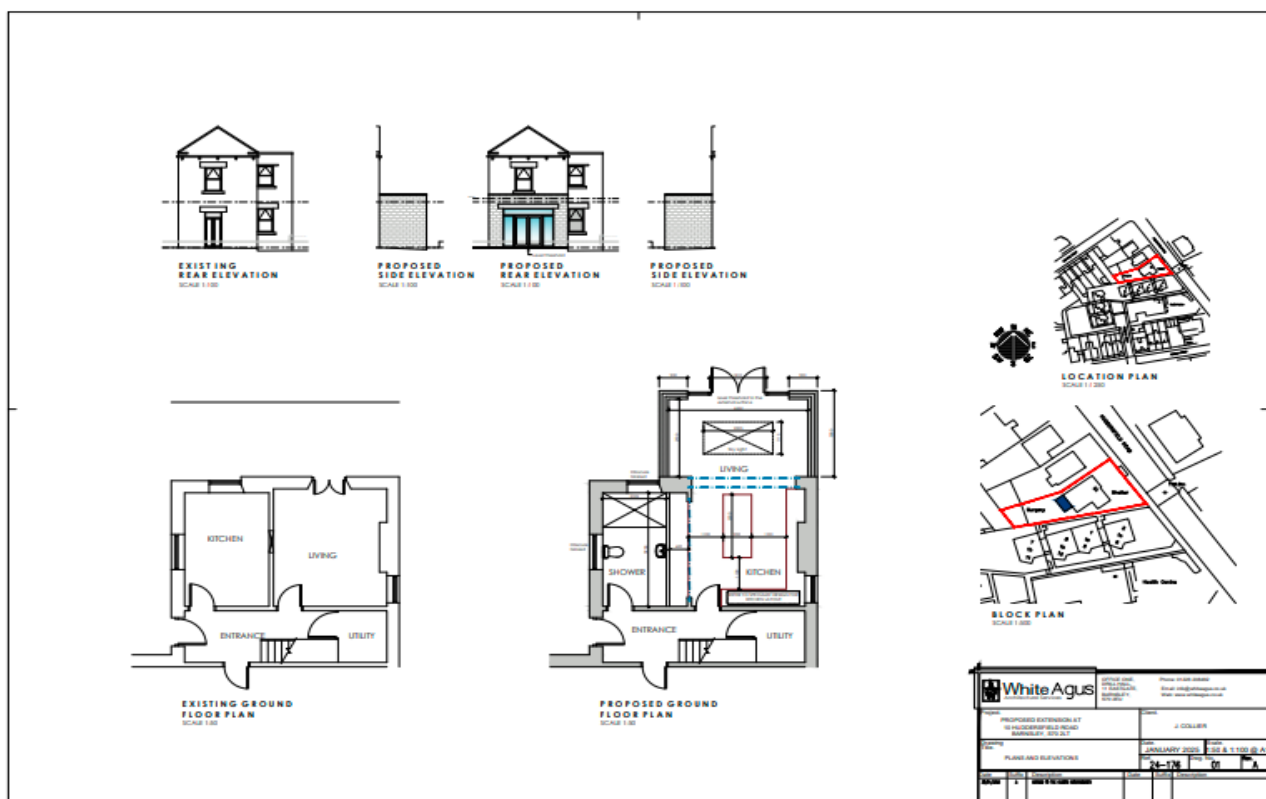
Site Description

The dwelling is a stone built two-storey detached dwelling located in the Barnsley, Victoria Road Conservation Area. This section of Huddersfield Road has a fairly consistent residential street scene featuring a mix of dwelling types, however there are some commercial uses present. The dwelling has a garden to the front with parking via a garage and to the rear is a garden and patio area.

There is a detached neighbouring dwelling to the North, flats, semi-detached and detached dwellings opposite Huddersfield Road to the West, flats directly to the South and the rear gardens of terraced dwellings fronting Hopwood Street to the West.

Proposed Development

The applicant seeks approval for the erection of a single storey rear extension with a rear projection of 3 meters and a width of 5 metres. The extension features a flat roof with a total height of 3.7 meters. The materials used will be matching stonework.



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 / Barnsley, Victoria Road Conservation Area

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 HE1: The Historic Environment – Positively encourage developments that help in the management, conservation and understanding of the historic environment.

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
- Section 16: Conserving and enhancing the historic environment

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

The LPA's Conservation Officer was consulted and raised no objections.

Assessment

The main issues for consideration are as follows:

- The acceptability of the principle of the development
- The impact on the character of the Conservation Area
- The impact on the character of the host dwelling
- 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. The site also falls within the Victoria Road conservation area where it is important to conserve or enhance the appearance of that area.

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 metres. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing due to its small rear projection. The extension is not of an excessive size or scale and is an extension of the existing building form rather than a separate, stand-alone addition and is therefore subservient to the existing dwelling. Equally, it is not considered overbearing due to its restrained size and massing. 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. 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

This planning application seeks planning permission for the erection of a single storey rear extension at 10 Huddersfield Road, Barnsley S70 2LT. The building in question is located within the designated 1974 Victoria Road Conservation Area which is of historical and architectural significance. The proposal will not be harmful to the Conservation Area due to its lack of visibility from public vantagepoints and areas within the conservation area. Additionally, the extension generally aligns with the character and appearance of the conservation area and follows the precedent set by the existing two-storey extension with a flat roof. Furthermore, the extension matches the existing materials, therefore, it does not affect the significance of the designated heritage asset. This weighs significantly in favour of the proposal.

The extension utilises a flat roof. Flat roofs are not a supported roof type due to flat roofs being an inferior form of construction however in this circumstance is it acceptable as it matches the existing two storey flat roof section of the building and therefore the flat roof can be seen to harmonise in this instance. Given the above, the proposal sits comfortably within the historic setting and as such, the visual amenity of the area and the setting of the Conservation Area would be maintained, in accordance with Local Plan Policies D1 and HE1.

Highway Safety

There will be no impact upon highway safety. The proposal is not for another bedroom to the dwelling 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.

Recommendation

Approve with conditions