

<b>Application Reference Number:</b>	2026/0070
<b>Proposal Description:</b>	Merger of 2 no. adjoining dwellinghouses into 1 no. combined dwellinghouse. Replacement of front door of no.196 to a window with single storey rear extension.
<b>Location:</b>	196 and 198 Darton Lane, Mapplewell, Barnsley, S75 6AH

### **Recommendation:**

Approve subject to conditions.

### **Site Description**

The site is located off Darton Lane in Mapplewell. The site consists of a mid-terraced property fronting Darton Lane, with a long thin rear garden separated into 2 parts with vehicular access running through. Beyond the rear garden is open Green Belt. The property has an existing single storey rear extension with a flat roofed construction built in matching brick. The terraced row consists of many properties that have been extended to the rear, all of differing designs. The properties are at a higher level than the rear gardens, with steps leading up to the rear entrances.

### **Planning History**

2016/0703 - Erection of single storey rear extension to dwelling – Approved subject to conditions

### **Proposed Development**

The applicant has proposed the merger of 2 no. adjoining dwellinghouses into 1 no. combined dwellinghouse. Replacement of front door of no.196 to a window and a single storey rear extension is also proposed.

The extension to the rear would be connecting two existing extensions together, to form a large extension. The extension height and depth would match the existing extensions which are already at the site. The applicant wishes to infill the gap in between the extensions. As such the proposal would approximately measure:

- 8.2m (W) x 3.7m (D) x 4.1m (H)

### **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.

- Policy SD1: Presumption in favour of Sustainable Development
- Policy GD1: General Development
- Policy D1: High quality design and place making
- Policy Poll1: Pollution Control and Protection
- Policy T3: New development and Sustainable Travel
- Policy T4: New Development and Transport Safety
- Policy CC1: Climate change
- Policy BI01: Biodiversity and Geodiversity
- Policy H1: Number of New Houses to be Built
- Policy H2: The Distribution of New Homes

#### 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 9 - Promoting sustainable transport
- 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 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.

### **Consultations**

Highways – No objections.

### **Representations**

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

### **Assessment**

The main issues for consideration are as follows:

- Principle of development including housing stock
- The impact on neighbouring residential properties
- The impact on visual amenity
- Highways

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

### Principle of Development

The proposal involves the loss of one residential unit through the amalgamation of two dwellings into one. While this results in a net reduction in housing numbers, it would not result in the loss of residential use from the site.

Policy H6 of the Local Plan seeks to ensure an appropriate housing mix. The proposal would result in the creation of a larger dwelling which may contribute positively to housing choice within the area.

The principle of the development is acceptable as it would be providing the borough with a large family dwelling. The local authority has outlined its needs for more family sized dwellings within the SHMA and within its local plan. The scheme will be assessed on visual amenity, and residential amenity for the external changes to the front and rear of the property.

#### Residential Amenity

There would be little to no detrimental impact to residential amenity in regard to the merger of the dwelling. However, the extension to the rear and the front elevation changes will need to be assessed. The size and projection of acceptable extensions is dependent upon the orientation and position of the extension. Extensions will be considered on the basis of the extent of overshadowing, loss of privacy and loss of outlook.

The host property is a mid-terraced property with an existing rear extension not unlike others within the same terraced row. The applicant wishes to infill between two existing extensions which are at the rear of both properties. The height and depth of the extension would match what already exists at the site and as such is established. The length of the extension would be increased to connect the existing extensions. The scheme would not have a detrimental impact on overshadowing, loss of privacy and loss of outlook. Therefore, extension to the rear would comply with Council policies.

The changes to the front elevation would be minimal with the removal of the front door and the adding of a window instead. This would have little to no impact on residential amenity.

As such there would be little to no detrimental impact to residential amenity due to the scheme. Moderate planning weight has been granted to this.

#### Visual Amenity

The development would also cause no to little impact on visual amenity as the scheme would be changing the use and the front elevation changes would be the removal of the front door and replaced with a window. These changes are minimal and would not impact on the character of the area.

The rear extension has been designed to be made from matching materials to the main dwelling house. The scheme would not be seen from the highway and as such would not be seen by the general public. Other properties on this row of terraced houses also have rear extensions of a similar size. It could be argued that the scheme would be an improvement as the applicant is proposing a pitched roof rather than the flat roof which is currently on both existing extensions.

As such there would be little to no detrimental impact on visual amenity. Moderate planning weight has been granted to this.

#### Highways Safety

The Council's Highways Officer has been consulted upon on this application, and have made the following comments:

“The proposals do not affect the current access, parking and turning arrangements of the site or adversely impact upon the highway and are therefore considered acceptable from a highway’s development control perspective.”

Moderate planning weight has been granted to this.

#### Planning Balance and Conclusion

For the reasons stated in the report above the proposal is granted approval subject to the conditions also outlined. The scheme would provide the local authority with a large dwelling which is in need in the area, as highlighted in the Council’s policies. The scheme would have little to no adverse impacts on visual and residential amenity, and the Highways Officer has no objections to the scheme. As such the scheme would comply with the Council’s policies.

#### **Recommendation**

Approve subject to conditions

#### **Justification**

#### **STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015**

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.