
2025/0037**Address:** 2 Burnham Way, Darfield, Barnsley, S73 9QB**Description:** Kitchen extension and repositioning of entrance door.

Site & Location Description:

Located in a corner plot at the junction of Burnham way and Upperwood Road, the dwelling is set below the road level of Upper wood Road as Burnham Way declines into the broader estate of bungalows. The street scene on the southern Upperworld Road features the side elevations of Bungalows, including the applicants at a lower than road level whilst the northern side features the rear boundary treatments of houses set at a higher level. The street scene of Burnham way is more traditional featuring bungalows, many of which have been altered or extending, and which face opposite each other.

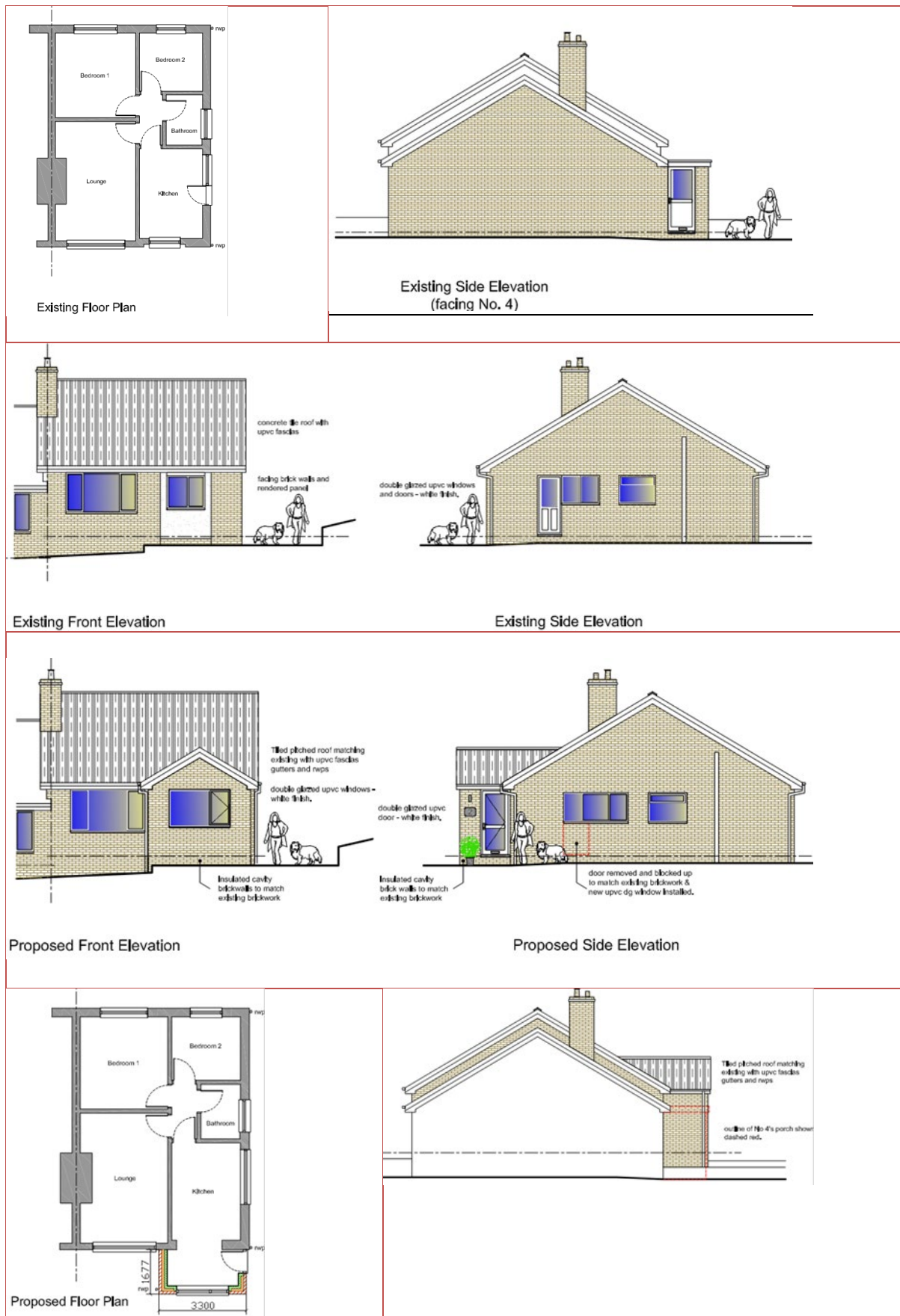
The dwelling itself, like others on the street, is a semi-detached bungalow with a tiled, side gable roof featuring enclosed front and rear gardens, with a driveway along the side elevation. The application dwelling is built of a light buff coloured brick, the same as its attached neighbour, but other dwellings vary. There is a detached garage at the end of the driveway located adjacent the northern facing elevation.

**Planning History:** None**Proposed**

A modest sized ground floor extension on the front elevation along with relocation of the principal entrance door into the side elevation of the extension is proposed. The current door opening would be consolidated by an enlarged kitchen window with brick infill below. The front extension would project 1.67m, with a width of 3.3m and feature an approximate eaves height of 2.55m and a ridge height of 3.79m.

As the dwelling is located on a slope, the measurements have been taken on the northern facing elevation of the proposed extension.

Existing and Proposed Floor Plans and Elevations



Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; No comments were received.

Consultees: None

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

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.

NPPF (December 2024)

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 12: Achieving well-designed places -

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates:-

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

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.

SD1: Presumption in favour of Sustainable Development: When considering development proposals, we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

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.

T4: New Development & Highway 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 (SPD)

House Extensions and Other Domestic Extensions (March 2024)

Assessment

Principle of development

The site is located within land designated as Urban Fabric. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

Residential Amenity

With the modest size of the proposed extension at approximately 5.53 sqm and its position at approximately 3.10m away from the boundary the attached dwelling of No.4, even with the declining level difference between the dwellings, there would not be a significant impact of overshadowing to No.4.

With the front elevations of both dwellings facing east, following the early morning sun where there may be minimal impact on sunlight caused by the proposed extension, as the day progresses further impact on sunlight would be unlikely.

The only window within the proposed extension is located on the front elevation, replacing the window lost from the original front elevation. As the window is only set forward by approx. 1.67m, from the original window, the distance to neighbouring dwellings opposite is maintained at over 21m.

A similar porch extension on the attached neighbour at No.4 does feature a side window which overlooks into the garden of the application dwelling. Whilst the SPD House Extensions and Other Domestic Extensions offer guidance of 12 meters being maintained between a window within an extension and a blank elevation, in this instance it would be reasonably assumed that with nature of the extension would be a front akin to a front porch, so would not be considered a habitable room and therefore the impact on outlook and light levels for No.4 would be minimal.

In consideration of the above, it is considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook of neighbouring properties to a detrimental level and is in compliance with Local Plan Policy GD1 which carries significant weight in favour of the application.

Visual Amenity

Although too large in both footprint and height for permitted development, the extension is still comparable to what might be considered for all intense as purpose as a porch. Although the proposal features a gable style roof, it would otherwise be of a similar size to the attached neighbours flat roofed extension and be constructed of similar materials to both the extension and the dwelling. Likewise, the proposal also includes relocation of the door within the extension. Consequently, whilst there is some minor visual disparity between the two extensions, the impact of the proposal would not have a significant impact on the character of the dwelling, or the pair of semi-detached bungalows considered together.

Regarding the broader street scene, various alterations, extensions or additions to dwellings have taken place, many of which would not meet current local policy standards if seeking permission at this moment in time. As the proposal is of modest size and is constructed of matching materials, it would be much less detrimental to broader street scene and would be deemed in compliance with the guidance outlined with the House Extensions and Other Domestic Extensions SPD.

In consideration of the above, it is considered that the proposal would not result in a significant increase in overlooking, overshadowing or reducing levels of outlook to a detrimental level and is in compliance with Local Plan Policy D1. This carries significant weight in favour of the application

Highway Considerations

The dwelling currently has adequate off-street parking provision and there are no proposed changes to access or parking arrangements. Consequently, there would be no impact upon highway safety and the proposal is in compliance with Local Plan Policy T4.

Summary

Based on the assessment above it is considered that the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1, T4, and is acceptable.

Recommendation: Approve with conditions