

Application Reference: 2025/0766

Site Address: 185 Burton Road, Monk Bretton, Barnsley, S71 2HG

Introduction: Removal of existing garage and erection of single storey side extension and alterations to detached bungalow

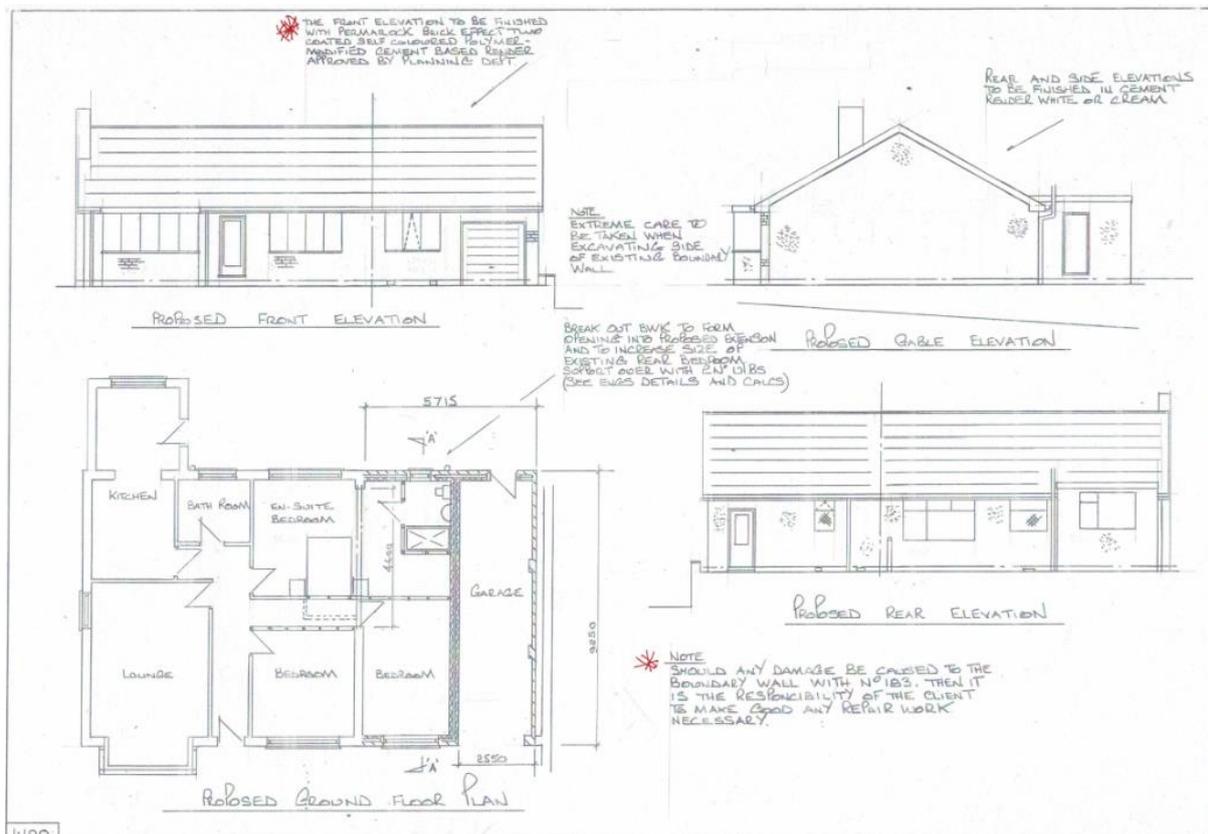
Relevant Site Characteristics

The application relates to a detached bungalow within the Monk Bretton area. The property currently features a pitched, tiled roof and is constructed from brickwork. A flat roofed garage is located to the south of the dwelling. The site provides a large rear and front garden and a driveway to the south of the site.

The street scene is characterised by predominantly detached properties. To the rear of the site are semi-detached bungalows. Brickwork or stone frontages are commonplace.

Detailed description of Proposed Works

The applicant is seeking permission to erect a single storey side extension projecting approximately 5.7 metres. The extension would have an approximate length of 9.2 metres. A pitched roof is proposed with an approximate eaves height of 2.5 metres and an approximate ridge height of 5.5 metres. The proposed extension would incorporate a garage and a bedroom. The rear and side elevation of the property are proposed to be rendered. The front elevation has been detailed to be rendered in 'Permarock Brick Effect'.



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.

One representation has been made objecting to the position of the extension resulting in foundations in close proximity to a 'load bearing wall' and requesting the proposal be moved 1 metre away from the wall. Request was also made to ensure the wall would not be damaged and that any damages would be paid for by the applicant. It was also outlined that no access to maintaining the extension would be given by the objector.

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 where 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 Supplementary Planning Document for House Extensions states 'the design of a single storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling).'

The proposal would have an approximate sideward projection of 5.7 metres from the front elevation of the dwelling and a projection of approximately 2.8 metres. As such the proposal would therefore not have a sideward projection greater than two thirds the width of the existing dwelling and is compliant with the house extensions SPD. The proposal benefits from the use of a pitched roof form which would be more in keeping with the character of the dwelling than the current flat roofed garage. The proposal provides glazing of a similar

fenestration to the existing glazing on the property in addition to the use of a single garage door which is of similar character and design to the existing garage.

White or Cream render has been detailed to the side and rear elevations of the dwelling. Given the property is significantly set back from the street, the rear and side elevations are not of significant prominence to the street scene. The use of render to the side elevation would therefore not detract from the character of the street scene. Additionally, there is evidence of some minor rendered features within the street scene and given the render is to side and rear elevations, the proposal would not be significantly impactful to the street scene to warrant refusal of the application.

The front elevation is detailed to be rendered in a 'Permarock Brick Effect' which should provide a similar visual appearance to brickwork and allow the front elevation of the property to remain in keeping with the character of the street scene. In order to ensure the 'Brick Effect' would be completely in keeping, a condition will be added to be discharged prior to commencement to check the colour and details of the 'Permarock Brick Effect'.

It is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making and as such carries significant weight in favour of the application.

Impact on Neighbouring Amenity

The proposed extension would be erected to the north of 183 Burton Road. Given the proposal would be to the north there would be little impact in terms of loss of sunlight. The proposal is a single storey extension to a bungalow with an approximate eaves height of 2.5 metres and a ridge height of 5.5 metres. Given the modest eaves and ridge height, the proposal would not have an overly dominant effect on neighbouring properties. Although the proposal would be erected close to the south boundary with 183 Burton Road, the extension would retain an approximate distance of at least 11 metres to the side elevation of this neighbour. The extension would therefore not be impactful to a detrimental level. Additionally, no side elevation windows have been detailed, preventing any opportunity for overlooking to the south. One window has been detailed to the rear elevation to service an en-suite which has been detailed to be obscured glazing and will therefore not have impact on loss of privacy to rear neighbours.

It is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1 General Development. This carries considerable weight in favour of the application.

Highways

The proposal would increase the bedroom capacity within the property from two bedrooms to three bedrooms. The site would result in the loss of some parking facility to the south of the dwelling; however, the site retains sufficient space for two parking spaces within the garage extension and on the substantial driveway to the front of the proposed garage.

As such, the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety. This carries considerable weight in favour of the application.

Representation

The representation made in reference to ensuring the proposed works would retain the structural integrity of the retaining boundary wall would not be a material planning consideration. This would be a concern for building control to ensure the proposal is built to the relevant structural standards. A request was made from the objector to move the proposal 1 metres away from the boundary wall but the above assessment shows the scale of the proposal to be acceptable and would be compliant with the House Extensions SPD and is therefore considered acceptable. Additionally the proposal would not detrimentally impact the residential amenity of neighbours and therefore would not require any reduction in proximity to boundaries. Furthermore, any repairs to damage to the wall would not be something which can be conditioned under a planning application decision as this would be a civil matter between the two parties. The applicant has signed certificate A on the planning application from which outlines the land within the red line boundary is owned by the applicant and therefore no permission from a third party for the work is required. Informatives will be added to the decision notice to inform the applicant that the permission provided does not infer any consent of any other landowner and that any permission does not grant any permission for works on land not under the ownership of the applicant.

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 been necessary to make contact with the applicant to clarify the works would not be erected on the boundary wall to the south of the site. Amendments were also requested to alter the materials to the front of the dwelling to be more in keeping with the character of the street scene.

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.