

Application Reference: 2025/0516

Site Address: 3 Rose Grove, Wombwell, Barnsley, S73 8NE

Introduction: The application seeks full planning permission for the removal of rear conservatory and store, and erection of single storey rear extension, alterations to exiting single storey side extension, install of disabled access ramp to front and internal alterations to dwelling

Relevant Site Characteristics:

The site is located in a residential area northwest of Wombwell town centre, the red-brick semi-detached dwelling with a hipped, rosemary tiled roof is like many other dwellings both within the immediate area and across the borough, especially in originally featuring a red brick outbuilding adjacent to its side elevation. The fate of these outbuildings varies within the immediate street scene with some demolished and others extended in to garages or extensions. Similar to No7, the application dwelling has created a side extension by inserting a roof between the side elevation of the dwelling and the outbuilding, but unlike No7, this impromptu extension has been extended to its current incarnation, as shown on aerial maps from 2018 into a side and rear wraparound, conservatory style extension. In addition to this extension, also shown on the 2018 map is the current porch and canopy located on the front elevation of the dwelling. Whilst the side garden is consumed by the extension, the dwelling retains an enclosed front garden featuring a driveway, and a relatively large rear garden.

Site History

No site history recorded for this address.

Detailed description of Proposed Works

The proposal is for the removal of the rear conservatory and store which forms part of the existing wraparound extension and to replace it with a new rear extension, which when combined with the proposed works and new hipped roof of the side extension would create an updated wraparound extension. Additional works include the addition of a disabled access ramp and interior alterations. Whilst the footprint of the extension largely remains, except for an increase in rear projection to 3m, where bi-fold doors are also proposed, the predominate changes are to the extension's roof. A new matching tiled, hipped roof is proposed for the side elevation with increase in height from the approximate existing eaves and roof heights of 2.3m and 2.6m to an approximate new eaves and roof height of 2.5m and 3.4m respectively. The rear elevation would feature a new tiled mono-pitch roof, with an approximate increased eaves and roof height of 2.7m & 3.6m from 2.2m and 2.6m, respectively. Proposed brickwork, including the bricking up of an existing window would use feature matching style brickwork.

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 Comments were 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 proposed extension will form a 'wrap around' style extension along both the side and rear of the house. In terms of footprint, there is only a small increase in the projection of the rear extension, which if not connected to the side extension would have qualified for construction through permitted development. As such, the rear projection raises no concerns.

Furthermore, the side extension would meet local policy requirements, in that it is no wider than two-thirds of the width of the original dwelling.

To the side, the roof is hipped to match the host dwelling, this is acceptable and ensures the extension integrates well with the host dwelling. The roof to the rear is a lean-to style roof which will be hidden behind the side extension. Even in its combined form, the refurbished and extended wraparound extension is of an acceptable scale and compliant with local policy guidance in relation to scale and would therefore have a limited impact on the character of the dwelling or wider street scene.

The design of the current extension is not particularly attractive or sympathetic to the host dwelling but appears to have been constructed in stages, with the current form seemingly completed in or before 2018. Whilst the rear extension aspect is a rebuild and actual extension of to the current structure, the refurbishment and new roof of the side extension would make the whole extension much more sympathetic to the host dwelling and consequently an improvement to the broader street scene.

The materials used in the construction of the extension will be the same as those in the host dwelling as such the extension will integrate seamlessly. This will be secured via condition.

Overall the proposal would have a limited impact on the scale, design and character of the dwelling and little or no negative impact upon the broader, and varied street scene in accordance with policies GD1 and D1 of the Local Plan.

Impact on Neighbouring Amenity

Of the two adjacent neighbouring dwellings, No.5, would remain the least affected by the proposal, whilst there would be an increase in roof height and projection of the rear extension, the projection would be roughly on par (or shorter) than their own conservatory. Without an accurate location of their windows, it is difficult to confirm that a 45-degree angle from a habitable room window is not breached. However, with an estimated measurement from the applicant's plans, it would appear that any such breach from an original rear elevation window would be insignificant, and if the measurement was taken from their conservatory, there would be no breach. With the modest size of the rear aspect of the extension, and it being of an allowable size for permitted development, if not being a wraparound extension, it would be considered that the impact on the neighbouring amenity of No5 would be limited.

The limited size of the applicant's side garden results in the existing, and consequently the proposed extension being located adjacent to the boundary with No1. If the extension was just a side extension, then even with the closeness to the boundary, with a proposed eaves height of 2.5m it would remain within the constraints of permeated development. From a planning perspective, as the dwelling is not a corner plot, local policy requirements advise a minimum separation of 1m between a side extension and the boundary to avoid a terracing effect. In this instance, even if the existing footprint of the extension was not built, with a 1m separation from the boundary, the extension would likely be unviable for the applicant. Further mitigation for this lack of separation distance arises from No.1 being a corner plot and is set at an angled position away from the applicants dwelling, featuring a minimum distance of 5.5m between it, the side boundary treatment and the applicant's extension. In addition to this separation distance, the possibly extended red brick outbuilding of No1 sits between its side elevation and the boundary fence with the application dwelling.

The existing side extension features two sets of side windows, which due to the lower ground level and boundary fence, would not significantly overlook into the side garden, or dwelling of No1. The proposal outlines that one set of windows would be bricked up, further reducing any

potential impact on the amenity of No1. Finally with the roof being of a relatively low height, and again with the dwelling set lower, and away from No1, the heightened extension would not impact on the amenity of No1. Likewise with the distance and existing extension and outbuilding of the applicant's and neighbouring dwelling respectively in-between the two dwellings, there would be no impact on amenity from the proposed rear extension on No1. With all points considered, there is unlikely to be more than a limited amount of harm to the amenity of No1, and excluding No5, there would be little or no impact on the amenity of any other nearby dwellings.

As such, the proposal accords with policies GD1 and D1 of the Local Plan.

Highways

There is no proposed increase to the number of bedrooms at the address and with no extension or works proposed beyond the front elevation of the dwelling, the current parking provision would remain unchanged and there would be no impact on Highway Safety,

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

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.

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.