

Application Reference: 2025/0504

Site Address: 27 Kingswood Crescent, Hoyland, Barnsley, S74

Introduction: Removal of single storey side extension and erection of two storey side extension

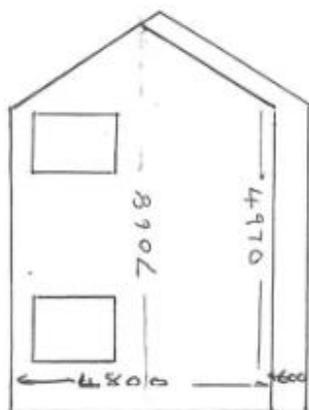
Relevant Site Characteristics

The property is a semi-detached dwelling within the Hoyland area. The area is characterised by exclusively semi-detached dwellings. Matching materials to the site are consistently used.

The site provides a modest rear garden and a small front garden. The site provides a substantial side garden given the shape of the site. The dwelling is constructed from red brickwork. A pitched roof is used and dressed in red tiles. A single storey side extension is located to the west of the dwelling.

Detailed description of Proposed Works

The applicant is seeking permission to remove a single storey side extension and replace with a two-storey side extension. The proposed extension would have a sideways projection of approximately 3.5 metres. The extension is proposed to be set back from the front elevation by approximately 0.6 metres. An approximate ridge height of 7 metres is proposed along with an approximate eaves height of 5 metres. A pitched roof is proposed along with matching materials. Glazing is detailed to the front elevation and the side elevation, servicing the proposed ground floor dining room and first floor bedroom.

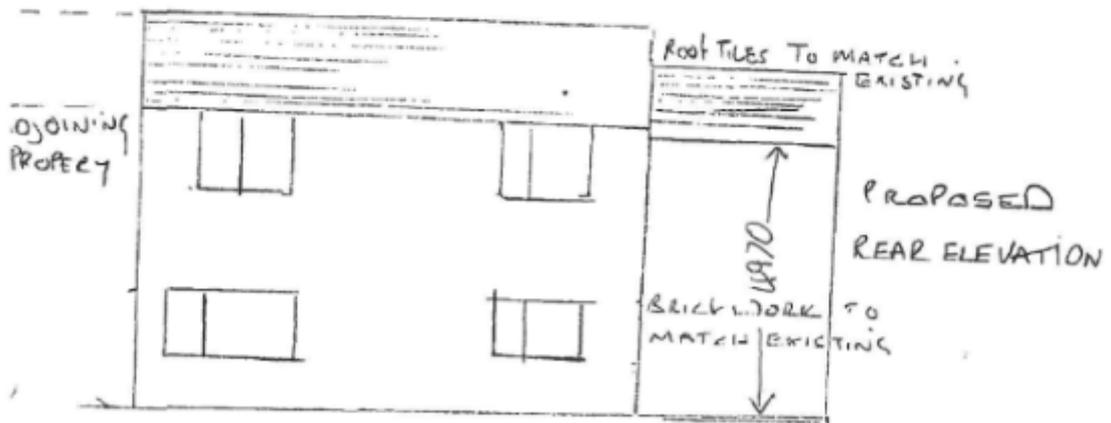


PROPOSED SIDE ELEVATION

MATERIALS TO MATCH EXISTING

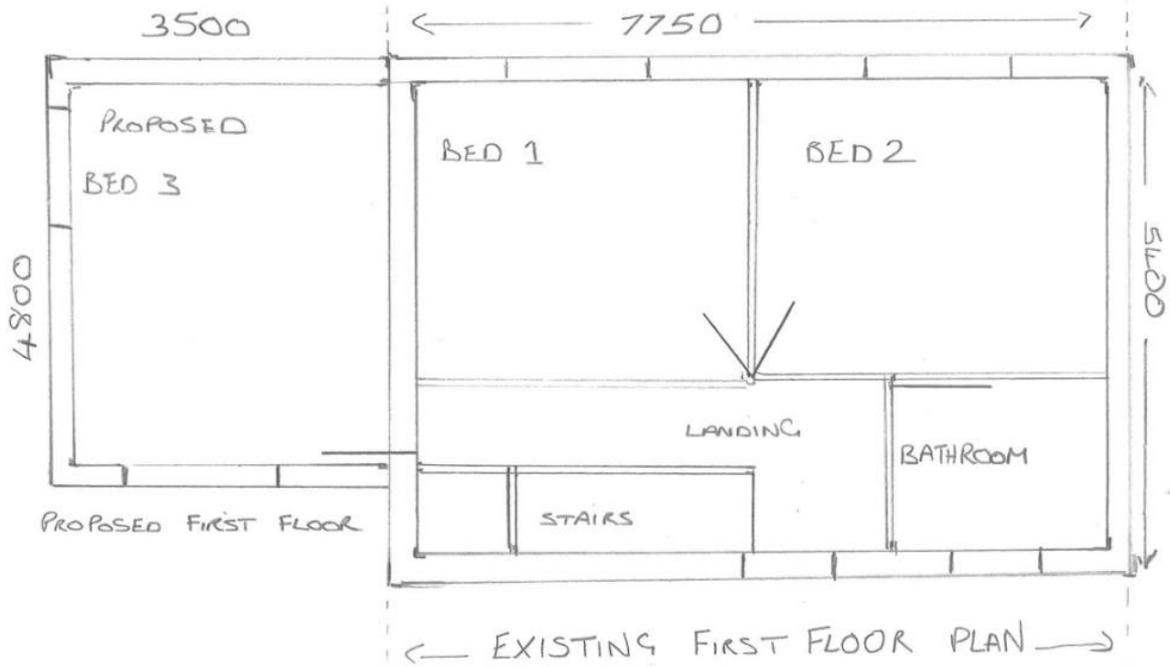
AMENDED SIDE ELEVATION 27 KINGSWOOD CRESCENT S74 9PR

BRICK WORK INLINE WITH EXISTING
ROOF TO RUN INLINE WITH EXISTING AT REAR
SCALE 1:100



PROPOSED ELEVATIONS

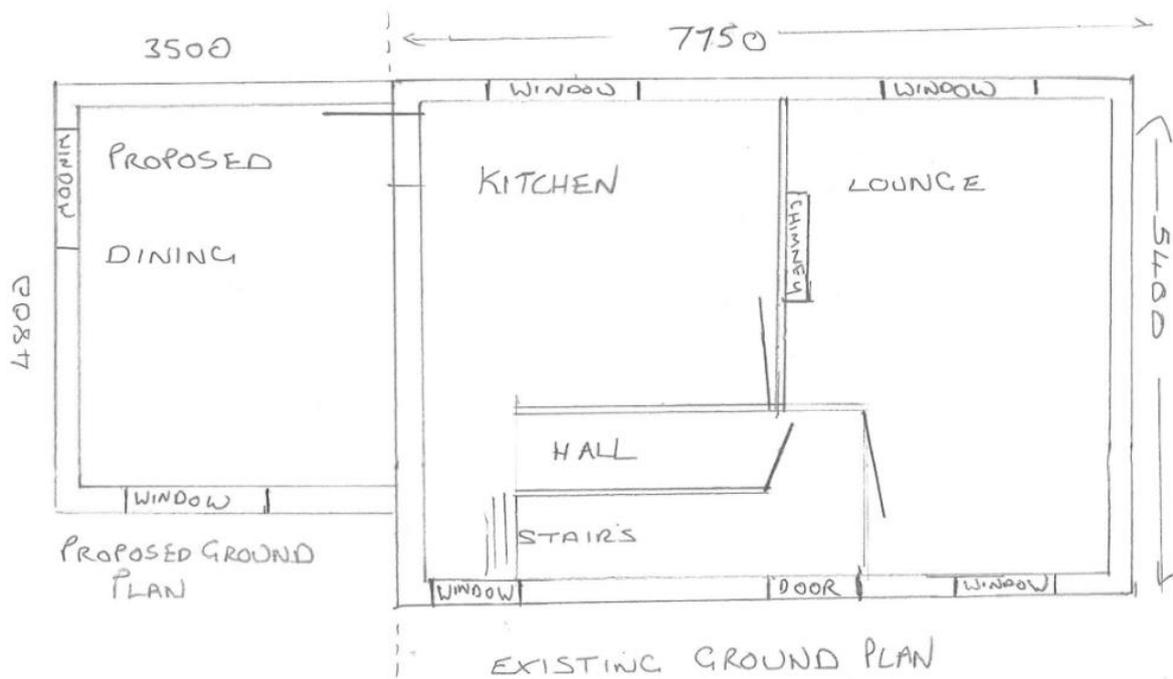
SCALE
1-100



PROPOSED AND EXISTING PLANS

27 KINGSWOOD CRESCENT
S749PR

SCALE 1-50



27 KINGSWOOD CRESCENT
S749PR

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 outlining support for the proposal under the provisos the proposal does not block anymore sunlight than is already blocked from nearby vegetation.

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 'All two-storey side extensions should therefore have a pitched roof following the form of the existing roof. To prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling. A setback from the front elevation allows for a vertical break in the roof plane and a lowering of the ridge line. The sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling. Where located on a corner plot the sideways projection should not exceed more than half the width of the gap between the side elevation of the original dwellings and the side boundary (unless the gap exceeded more than two thirds the width of the original dwelling'

The proposed side extension provides a sideward projection no greater than two thirds the width of the existing dwelling, as is permitted by the House Extension SPD. Although the proposals rear elevation would be in close proximity to the boundary, given the triangular shape of the site to the west, this is unavoidable. A substantial distance is maintained to the remainder of the west boundary. A set back to the front and set down of the ridge is welcomed as this reduces the dominance of the proposal and allows the proposal to remain

subordinate to the existing dwelling. Glazing to the front and side elevation matches the existing dwelling fenestration and the use of matching materials allows the proposal to remain in keeping with the site and the surrounding area.

The application is technically on a corner plot with Kingswood Crescent to the front and Guest Place to the side. However, as a result of the triangular plots, the neighbouring garden separates the application property from Guest Place. Furthermore, the proposed extension would be set in from that highway so would not be overly prominent or contrary to the SPD guidance on corner plots.

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 considerable weight in favour of the application.

Impact on Neighbouring Amenity

The proposed extension would be erected to the south of 24 Northumberland Avenue. It is acknowledged the proposal could cause some levels of loss of light, however, given the majority of the proposal will prevent light to a blank elevation, this would not be considered to be detrimental levels of light loss. In addition, no windows have been detailed to the rear elevation, which although is not common practice, it does on this occasion prevent any opportunity for overlooking. Windows have been detailed to the side elevation, however given no neighbours are directly located to the west side of the site, no impacts in terms of overlooking will occur. One representation was made in support of the proposal so long as no overshadowing is caused in addition to the existing tree on site. It would be confirmed there is no possibility for overshadowing to occur to this neighbour given the substantial distance from the proposal in addition to the proposal being the complete opposite side of the dwelling. It is highly unlikely the proposal will even be seen from this representation.

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 significant weight in favour of the application.

Highways

The proposal does result in the increase of bedroom numbers, however, the parking facility would not be impacted. The site currently provides parking facility for two parking spaces. Given a house of three bedrooms requires two parking spaces and the proposal increases the bedroom facility to three bedrooms, the proposal is considered acceptable.

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 significant weight in favour of the application.

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 only been necessary to make contact with the applicant to request amendments to the proposal in relation to accurately providing dimensions to the elevations.

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.

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
2. The development hereby approved shall be carried out strictly in accordance with the plans
 - Proposed Elevation Received 29.08.2025
 - Existing and Proposed Plans Received 30.06.2025

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. The external materials shall match those used in the existing building.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

Informatives

- 1) The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

- 2) This permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant.