

**Application Reference:** 2025/0986

**Site Address:** 9 Galway Close, Royston, Barnsley, S71 4FR

**Introduction:** Erection of a two-storey side extension and installation of tiled roof on existing rear conservatory

### **Relevant Site Characteristics**

The application relates to a detached dwelling within the Royston area. The site provides a detached garage to the rear of the dwelling, accessed via a driveway to the east of the dwelling. The site provides a modest rear and side garden and a small front garden. A conservatory is located to the rear of the dwelling. The dwelling is constructed from red brickwork and provides a pitched, tiled roof form.

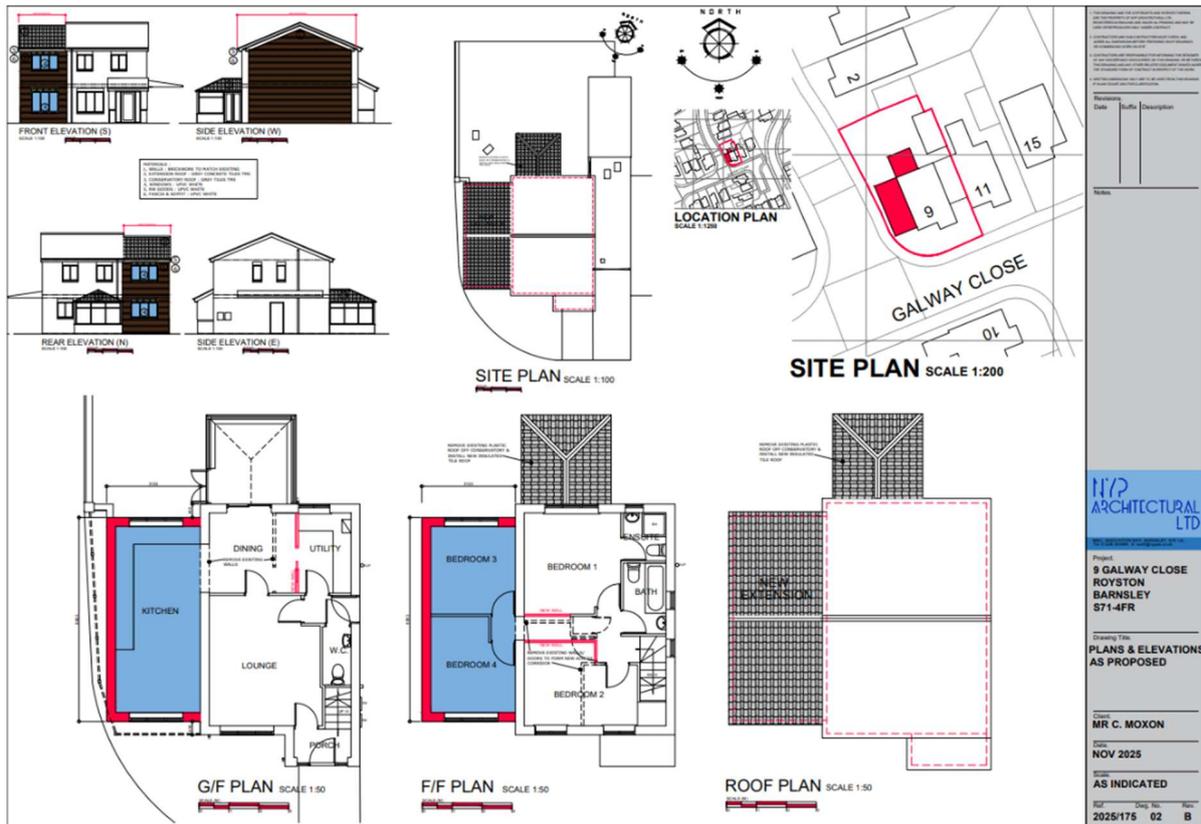
The surrounding area is characterised by predominantly detached dwellings with similar roof forms and matching materials to the site.

### **Planning History**

<b>Application Reference</b>	<b>Description</b>	<b>Status</b>
B/97/0755/RO	Outline for residential development	Historic
B/99/1150/RO	Residential development of 92 dwellings with associated roads, sewers and formation of storage lagoon	Historic

### **Detailed description of Proposed Works**

The applicant is seeking permission to erect a two-storey side extension to the west elevation of the dwelling and to install a tiled roof to the existing conservatory. The extension would have an approximate sideways projection of 3.2 metres and an approximate length of 6.8 metres. A pitched roof form is proposed with an approximate eaves height of 4.8 metres and an approximate ridge height of 6.6 metres. The proposal is set in from both the front and rear elevation and set down from the ridge. Glazing is proposed to the ground floor front and rear elevations servicing a kitchen and to the first-floor front and rear elevations servicing bedrooms. The extension is proposed to be constructed from matching brickwork and the roof from matching roof tiles. The only alteration to the conservatory would be to re-roof the conservatory with grey tiles to match the existing dwelling.



## 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 representations have been 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 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 and Other Domestic Alterations states that 'all two-storey side extensions should 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). In addition, on a corner plot where the rear elevation of the dwelling is clearly visible, a set back of 500mm will also be required at the rear to ensure the extension remains subordinate and to avoid the unsightly bonding of old and new materials.'

The proposal details a sideways projection of approximately 3.1 metres. Although it is acknowledged the proposal does not provide a projection which is half the distance between the dwelling and the boundary, given the adjacent property (7 Galway Close) provides a similar side extension and projection (as shown below), the proposal is considered acceptable on this occasion. It is noted that 7 Galway Close gained approval in 2012 prior to the adoption of the current SPD, however, the proposal would be very similar to that extension and would reflect the character of the streetscene. As such, a refusal could not be supported in this instance, despite the conflict with the SPD. Each case has to be determined on its own merits.



The proposal provides a setback of 0.45 metres from the front elevation and the rear elevation. The ridge of the extension is also set down from the existing dwelling. These elements allow the extension to remain subordinate to the existing dwelling. A pitched roof form is proposed which allows the proposal to remain in keeping with the character of the dwelling and the street scene.

The proposed glazing provides similar fenestration to the existing glazing on the dwelling. The use of matching materials is to the proposals benefit and allows the proposal to remain in keeping with the character of the dwelling and street scene.

The proposed conservatory re-roof provides a more in keeping design which matches the existing dwelling and is to the benefit of the site.

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 side extension would not be impactful on neighbouring properties. The proposed extension would be to the west of the dwelling on a corner plot. The proposal would therefore be distanced by the highway to the west of the site, retaining an approximate distance of 10 metres. The proposal would therefore have little dominance or overbearing impact. The proposal details no side elevation windows, preventing any opportunity for overlooking. Windows are detailed to the rear elevation, however, the proposal is substantially distanced from rear neighbouring property and, in any case, the glazing would have no more impact than the existing rear elevation windows.

The proposed re-roofing of the existing conservatory would have no greater impact on residential amenity than the existing roof form.

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 results in an increase from 3 bedrooms to 4 bedrooms. The site currently provides parking facility for at least two vehicles to the east of the dwelling. Given the site already provides sufficient parking facility to service a property with 3 bedrooms, the site is considered to provide acceptable parking facility for an increase to 4 bedrooms.

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.

#### 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 request the proposed rear elevation to be set back from the rear elevation of the existing dwelling in order to provide a proposal which is more compliant with the House Extensions SPD. Amendments were received on the 11<sup>th</sup> January 2025.

**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.**