

Application Reference: 2024/0883

Site Address: 2 Milne Street, Barugh Green, Barnsley, S75 1LB

Introduction:

This application seeks full planning permission for the erection of first floor side extension to dwelling (Amended Plans and Elevations)

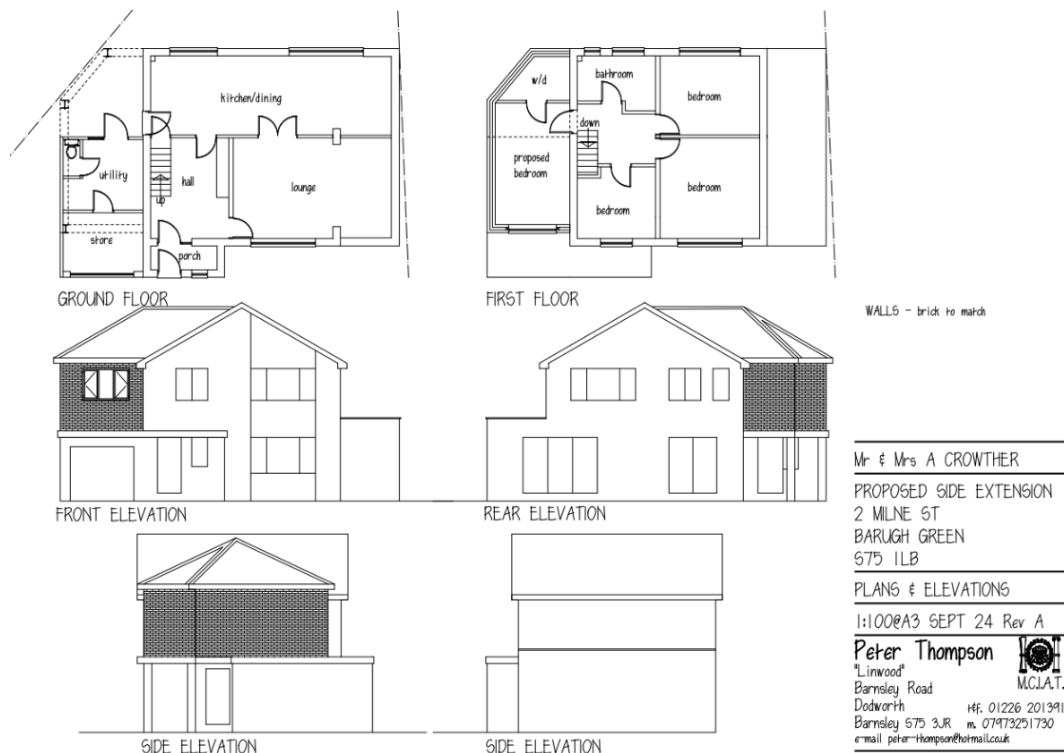
Relevant Site Characteristics

The property is a detached dwelling within a residential area. The street scene is characterized by predominantly semi-detached properties and detached bungalows. The wider surrounding area includes terraced properties in addition to similar properties to the street scene.

The dwelling is located on a triangular site providing a small rear and modestly sized side garden. A driveway is located to the front providing parking for two vehicles. A flat roofed store room extension is located to the east of the dwelling along with a flat roofed single storey extension to the west of the dwelling. A panelled fence is located to the east of the site between the site and neighbouring 4 Milne Street and the site and the highway. The dwelling is constructed from light brown brick with stone features. The dwelling features a pitched, tiled roof.

Detailed description of Proposed Works

The applicant is seeking permission to erect a two-storey extension above an existing single storey, storeroom extension. The proposal would be to the east of the dwelling with an approximate sideways projection of 3.1 metres. The proposal would extend from the rear of the existing ground floor extension providing an overhand by approximately 3.3 metres. Pillars are detailed to support this overhang. A hipped roof form is proposed, providing a new eaves height of approximately 5.2 metres and an approximate ridge height of 7.3 metres. Matching materials are proposed throughout.



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 was made in relation to ensuring work vehicles park off Milne Street. This is not a material consideration and so cannot be considered in relation to a planning decision.

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 that ‘the design of a two-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 proposed extension would project approximately 3.1 metres in line with the existing single storey extension. A maximum sideward projection of 5 metres would be permitted under the House extensions and Other Domestic Alterations SPD. The sideways projection is therefore considered compliant. The proposal is set back from the front elevation of the original dwelling by approximately 0.5 metres and set back from the single storey storeroom by approximately 1.7 metres. This assists in ensuring the proposal remain subordinate to the existing dwelling, reducing the impact on the street scene.

A window is detailed to the front elevation symmetrically to the extension and with matching fenestration to the existing dwelling. Matching materials have been detailed ensuring the property remains in keeping with the character of the street scene.

It is noted substantial development has already occurred at the site under permitted development including a side extension to the west of the dwelling, and a boundary wall. As such permitted development rights will be removed from the site through a condition.

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

No windows are detailed to the side or rear elevations, preventing any opportunity for overlooking into neighbouring amenity space to the rear and east. The window to the front elevation provide no greater opportunity for overlooking than the existing front windows to the dwelling. The proposed front window is not therefore considered to pose any detriment to neighbouring loss of privacy.

The extension is proposed to the northwest of neighbouring 4 Milne Street. Given the proposal is to the northwest there is little opportunity for loss of sunlight to 4 Milne Street to the southeast. The proposal details a hipped roof form. This allows for the highest part of the proposal nearest to the boundary to be at eaves height, approximately 5.2 metres.

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 Parking SPD outlines a property of two or more bedrooms requires two parking spaces. The proposal increases the bedroom capacity at the site from three bedrooms to four bedrooms. The site currently provides parking facility for two parking spaces. Increasing to four bedrooms does therefore not require any increase in parking facility. 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

In dealing with the application, the Local Planning Authority has worked with the agent to find solutions to issues that arose whilst dealing with the planning application:

- Alteration of proposed flat roof to hipped roof.

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.