

Application Reference: 2025/0416

Site Address: 20 Trinity Close, Worsbrough Common, Barnsley, S70 4FJ

Introduction: Single storey side extension

Relevant Site Characteristics

The property is a detached dwelling within the Worsbrough Common area. The street scene is characterised by a mixture of house types including detached, semi-detached and terraced. Red brick is exclusively used within the street scene with both pitched and gable tiled roof forms.

The site provides a small front garden and driveway along with a modest rear garden. The property is a three-storey dwelling at the rear elevation. To the west of the dwelling is 18 Trinity Close which is a matching dwelling to the site. To the north of the site is 19 Trinity Close and directly opposite the site is the 19 Trinity Closes' accompanied detached garage. To the east of the site is Mount Vernon Road which is set down from the site. To the south of the site is a substantial wooded area.

Site History

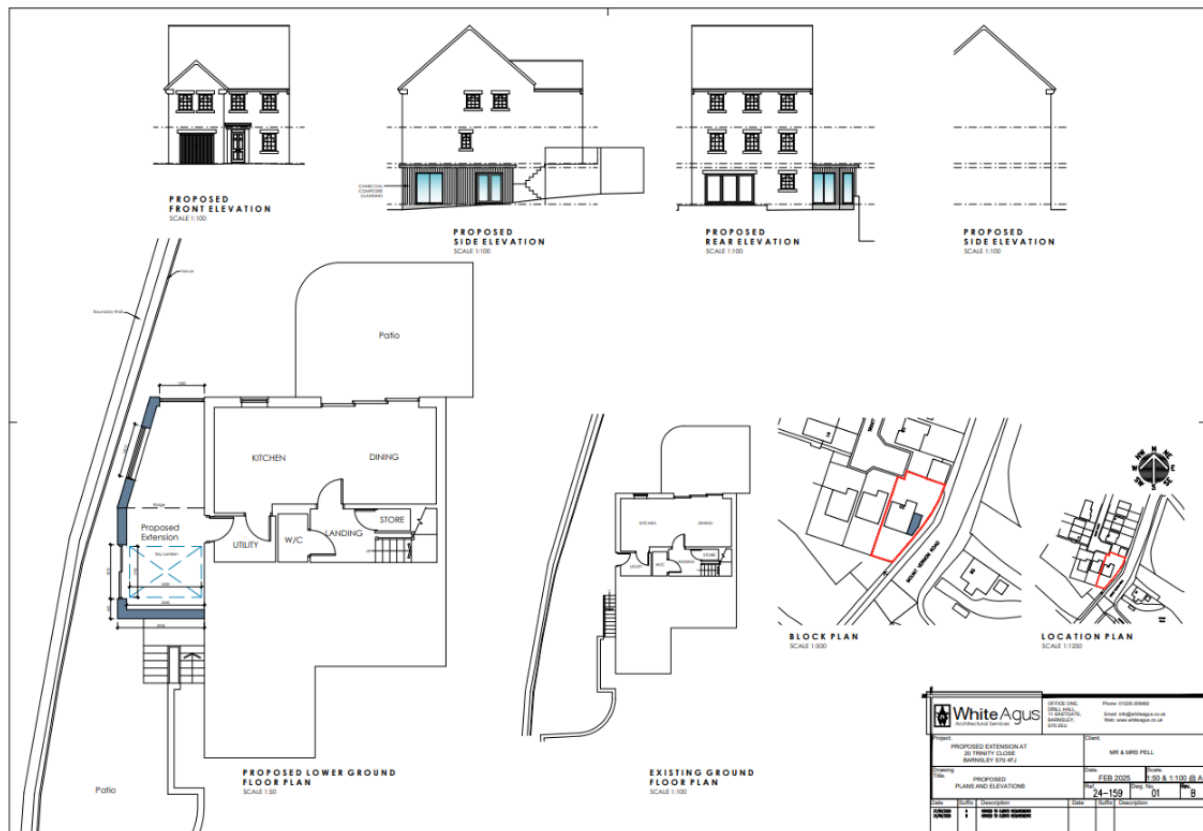
Application Reference	Description	Status
B/75/0006/CD/WB	Proposed social centre	Historic Decision
B/79/0006/CD/BA	Extensions to hospital and temporary offices - (Crown development)	Historic Decision
2018/0379	Prior Approval Required - Demolition (DEM)	Prior Approval - Granted
2019/0577	Demolition of vacant former hospital buildings and residential development of 70 no dwellings and associated works (Amended Plans)	Approved Subject to Legal Agreement
2021/0525	Discharge of conditions of 3 (levels), 4 (boundary treatments), 5 (noise management plan), 6 (dust management plan), 8 (tree protection details), 9 (hard and soft landscaping works), 13 (remediation scheme), 14 (engineering details), 18 (construction method statement), 19 (highway condition survey), 20(surface water drainage), 23 (full fibre broadband) of 2019/0577 - Demolition of vacant former hospital buildings and	Approve

	residential development of 70 no dwellings and associated works (Amended Plans)	
2021/1054	Details of condition 21 (Ecological mitigation, management and maintenance) and 22 (CEMP biodiversity) of planning permission reference 2019/0577 Demolition of vacant former hospital buildings and residential development of 70 no dwellings and associated works	Approve
2022/0064	Details of conditions 11 (out of curtilage planting timetable), 12 (landscape management plan) and 17 (EVCs) of planning permission 2019/0577 - Demolition of vacant former hospital buildings and residential development of 70 no dwellings and associated works (Amended Plans)	Approve
2023/0793	Variation of condition 2 (approved plans) relating to application 2019/0577 to enable changes to the window arrangements on the Edinburgh house type (9no plots) -Demolition of vacant former hospital buildings and residential development of 70 no dwellings and associated works	Approved Subject to Legal Agreement

Detailed description of Proposed Works

The applicant is seeking permission to erect a single storey side extension to the east elevation. The proposal would have a sideways projection of approximately 2.9 metres. The proposal reduces in width towards the rear elevation due to the east boundary wall, providing a width at the rear elevation of approximately 1.8 metres. A length of approximately 7.4 metres is proposed. A flat roof is detailed with an approximate height of 3 metres. Elongated windows are detailed to the rear elevation along with windows to the side elevation and bifold doors to the side elevation providing access to the side garden. A sky

lantern is proposed. A patio has been proposed along with steps allowing for access to the patio from the side extension. Matching brickwork is detailed.



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 made

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 '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 proposed side extension provides a sideways projection of approximately 2.9 metres. This is less than two thirds the width of the dwelling and is therefore in line with the House Extension SPD. In addition, the proposal is reduced in width toward the rear of the proposal, further reducing any dominance from the extension. The dwelling is a three-storey property at the rear. The extension is to be placed towards the rear of the dwellings side elevation and is therefore set one storey down from the front elevation. This prevents any views of the extension from the front of the dwelling and hides the proposal from the street scene.

Although a pitched roof form would be preferred, given the extension is not freely viewable from the street scene, a flat roof is considered acceptable. The proposal can be viewed from Mount Vernon Road; however, substantial boundary treatment is in place which assists in screening the proposal from view. Matching brickwork has been proposed through amended plans and elevations which is welcomed.

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 east of the dwelling and is set down so cannot be seen by either adjacent neighbour. Glazing to the east elevation of the proposal will allow for some viewing into the street scene, however this will not be detrimental to residential amenity. Furthermore, existing boundary treatment assists in screening the proposed extension.

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 substantial weight in favour of the application.

Highways

The proposal does not result in the increase of bedroom facility at the site and does not result in the loss of any 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 applicant to find solutions to issues that arose whilst dealing with the planning application:

- Alteration to provide matching materials.

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.