

Application Reference: 2025/0232

Site Address: 15 Hall Farm Grove, Hoylandswaine, Barnsley, S36 7L

Introduction:

This application seeks full Planning Permission for the replacement of flat roof with pitched roof to existing single storey rear extension to dwelling

Relevant Site Characteristics

The two storey, detached house, constructed of sandstone is situated within a small, circa 1990's housing development leading off Barnsley Road, the principal throughfare through the village of Hoylandswaine. The street features a mixture of similar styled houses, and bungalows. The application dwelling itself features an open plan front garden, and a single storey attached garage and utility room, with a high-pitched roof. A small rear extension which currently features a flat roof and pyramid shaped skylight is located in the modest sized, but enclosed rear garden. Due to the natural gradient of the street, the neighbouring dwelling of No.11, including its gardens are positioned higher than the application dwelling. There is a 1m high retaining wall between the dwellings, with a 1.8m hit and miss fence on top, providing a 2.8m high side boundary for the application dwelling

Site History

Application Reference	Description	Status (Approved/Refused)
2012/0580	Erection of a single storey rear extension to dwelling.	Approved

Detailed description of Proposed Works

The proposal is to replace the existing flat roof with a pitched, hipped style roof featuring blue slate tiles. The current height of the flat roof is 3m, with its centrally located skylight peaking at 3.27m. The proposed pitched roof would have an eaves height of 2.62m, and a ridge height of 3.82m.

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
- Policy HE1 – The Historic Environment

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

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. A site notice was also posted close to the development address.

No representations have been received.

Forestry Officer: Confirmed that as long as the proposed roof lantern or roof height does not reach the overhanging tree above, which it appears it would not, then there would be no objection.

Conservation: There is no concern from the Conservation team about the impact of the proposed new roof within the conservation area.

Historic England: Confirmed that they do not need to comment on this application.

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 a Conservation Area. 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. Because the area is located within a conservation area, extra approval is required from the conservation team to ensure that the proposal would not harm the character of the dwelling or the setting of the conservation area.

Impact on Neighbouring Amenity and Tree

The proposal would increase the height of the existing extension but only by a modest amount of approximately 0.52m or 52cm. As with the previous maximum height, this peak height would be concentrated near the centre of the roof, this time at the ridge, where previously at the sky lantern. The proposed eaves height of approximately 2.62m would be lower than the original flat roof which stood at 3m, with the proposed roof now gaining height towards the ridge. With an effective boundary height of 2.8m, the eaves of the roof would not be overtly visible for No.11, and only the highest 102cm (1.02m) of the extension would be clearly visible above the hit and miss boundary fence. With no new windows proposed within the extension, there would be no concerns over privacy, and the overall impact of the proposed extension would be limited in respect to No.11. For other nearby dwellings, the modest size of the extension and the distance to other dwellings ensures there would be little or no impact on their amenity.

There is a protected tree located at an address behind the application dwelling. The Forestry officer has confirmed that the proposal, being limited to a new roof and positioned at a surfactant distance below the overhanging branches of the tree, no harm would occur to the tree, especially as there are no proposed or required works to the tree being undertaken.

Consequently, this would mean there is no harm to the amenity of the neighbouring dwelling where the tree is located.

Scale, Design and Impact on the Character

The conservation team raised no concerns or objection to the proposal, and from a planning design perspective, a pitched roof is generally considered superior to a flat unless such a roof would have a consequential negative effect on the amenity of neighbouring dwellings. On this occasion as detailed above, it was considered the proposal would have a limited impact on the amenity of the adjacent neighbouring dwelling. Therefore, the scale of the roof would be considered to have little or no harm on neighbouring amenity.

Whilst no concerns have been raised, and although a premium product of blue slate is proposed for the new roof, instead of matching generic grey tiles, this does not confirm to the usual policy requirement of materials of a similar appearance to those used within the construction of the main dwelling. However, with limited public view, and the extension already featuring a painted or rendered section, the proposed materials would have little or no impact on the design of the extension and any impact on the character of the original dwelling would be outweighed by the improved roof design. Therefore, the impact on design and character of the dwelling would also be deemed to be limited.

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.