

Application Reference: 2025/1078

Site Address: 3 Warner Road, Pogmoor, Barnsley, S75 2HQ

Proposal: Single storey rear extension

Relevant Site Characteristics

The property is a two storey semi-detached dwelling located within the Pogmoor area. The dwelling is constructed from red brickwork and provides a hipped roof form. The site provides a substantial rear garden and a small front garden. A driveway is located to the southeast of the dwelling. Boundary treatment is located to the north, east and south of the site in the form of a panelled fence. An existing pergola is located to the rear of the dwelling.

The surrounding area is characterised by predominantly semi-detached properties constructed from similar materials to the site.

Relevant Planning History

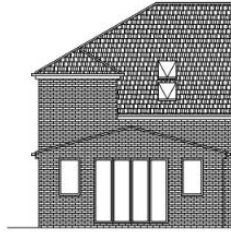
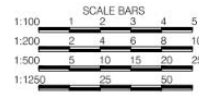
Application Reference	Description	Status
2007/1583	Erection of a 2 storey front and side extension and a single storey rear extension to dwelling	Approve with Conditions

Detailed description of Proposed Works

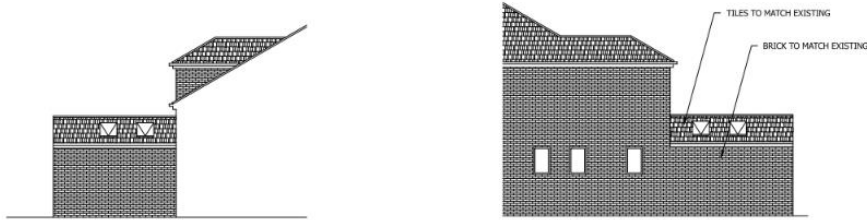
The applicant is seeking permission to erect a single storey rear extension with an approximate rearward projection of 4 metres and an approximate width of 6 metres. A gable roof form is proposed with an approximate eaves' height of 2.3 metres and an approximate ridge height of 3.3 metres. Glazing is proposed to the rear elevation in the form of French doors along with windows to the side. 4 rooflights are proposed, 2 to each roof plane. Matching materials are detailed throughout.

Drawing No.	Rev No.
MMB001 -003	A

IF IN DOUBT ASK!



PROPOSED REAR ELEVATION
SCALE 1:100 AT A3



PROPOSED END ELEVATION
SCALE 1:100 AT A3

PROPOSED END ELEVATION
SCALE 1:100 AT A3

DO NOT SCALE: Contractor to check all dimensions and report any omissions or errors.

NOTES

A	Changed to pitched roof	003	08/03/20
	By	CSJ	MMB

JRB DESIGN Ltd
1 South Road
Garncliffe
Barnsley
S70 2ET
Tel: 0114 2026142
Fax: 0114 2026143
Email: jrb@jrbdesign.co.uk
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Client: **MR, M BLAKLEY**

Drawing Title: **PROPOSED ELEVATIONS**

Address: **3 WARNER ROAD
POGMOOR
BARNSELEY
S75 2HQ**

Project Title: **PROPOSED SINGLE STOREY
REAR EXTENSION**

Issue of Issue: **PLANNING**

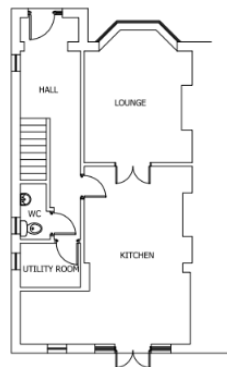
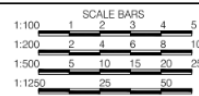
Drawing Status: **FIRST ISSUE**

Scale as Shown	Drawn By	Date
As Shown	JRB	20/07/2019
Checked By	Issue	Approved By
JRB	20/07/2019	JRB
Project No.	Revision No.	Revision
MMB001	003	A

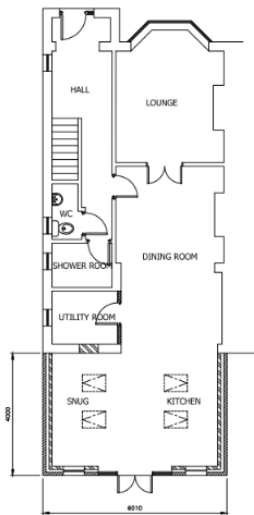
STATUS: APPROVED ISSUED CORRECTED CANCELLED

Drawing No.	Rev No.
MMB001 -004	A

IF IN DOUBT ASK!



EXISTING GROUND FLOOR PLAN
SCALE 1:100 AT A3



PROPOSED GROUND FLOOR PLAN
SCALE 1:100 AT A3

DO NOT SCALE: Contractor to check all dimensions and report any omissions or errors.

NOTES

A	Changed to pitched roof	003	08/03/20
	By	CSJ	MMB

JRB DESIGN Ltd
1 South Road
Garncliffe
Barnsley
S70 2ET
Tel: 0114 2026142
Fax: 0114 2026143
Email: jrb@jrbdesign.co.uk
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Client: **MR, M BLAKLEY**

Drawing Title: **PROPOSED PLANS**

Address: **3 WARNER ROAD
POGMOOR
BARNSELEY
S75 2HQ**

Project Title: **PROPOSED SINGLE STOREY
REAR EXTENSION**

Issue of Issue: **PLANNING**

Drawing Status: **FIRST ISSUE**

Scale as Shown	Drawn By	Date
As Shown	JRB	20/07/2019
Checked By	Issue	Approved By
JRB	20/07/2019	JRB
Project No.	Revision No.	Revision
MMB001	004	A

STATUS: APPROVED ISSUED CORRECTED CANCELLED

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 the following concerns. Concern regarding the omission to state there is a tree on the adjoined property which would be within falling distance of the proposal. The proposal would create an unacceptable closing effect with a dominant roof massing, impacting on outlook. The proposal would impact on direct sunlight and result in significant overshadowing as well as intersecting the 45 degree angle of the nearest habitable room. The proposal fails to respect the scale of the adjoined property causing unacceptable and permanent harm to living conditions, light and outlook.

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 'To combat the problems of loss of light, as well as loss of privacy and outlook, the size and projection of rear extensions need to be strictly controlled. Single storey extensions to the rear of terraced houses should not exceed 3.5 metres in projection and where they exceed 3 metres in length the eaves height should not exceed 2.5 metres. On semi-detached dwellings an

extension should not project more than 4 metres and again, the eaves height should not exceed 2.5 metres where the extension would project beyond 3 metres.'

The proposed extension projects to the rear of the dwelling by approximately 4 metres and is therefore compliant with the House Extensions SPD and is a similar projection to other extension in the area. The proposal provides a gable roof form which is in keeping with the site and a reduced eaves height of 2.3 metres and is less than the maximum 2.5 metres allowed under the House Extensions SPD. The rear elevation glazing is detailed centrally and symmetrically to the extension. The use of matching materials allows the proposal to remain in keeping with the character of the dwelling.

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 southeast of adjoined 5 Warner Road. It is acknowledged the neighbour already has a rear conservatory extension and the proposal would therefore only project further to the rear by approximately 1 metre. Although the proposal would impact the neighbouring property to the north, this would not be to a detrimental degree given the proposal only projects to the rear of the neighbouring conservatory by the additional 1 metre. Given the adjoined property provides an approximate 3 metre conservatory extension, the 45-degree angle of the proposal when measured centrally from the conservatory would not be likely to be intersected by the proposal. The applicant should therefore not be precluded from erecting an extension because the adjoined property has an existing rear conservatory extension.

The use of a pitched roof form significantly reduces the potential for the proposal to impact the neighbouring dwelling by causing a loss of light or overshadowing, providing an eaves height of 2.3 metres nearest to the boundary. A 2.3 eaves height is considered low level and would only be 0.3 metre higher than a 2-metre-high boundary wall which could be erected under permitted development. Additionally, the proposal would be located predominantly to the southeast of the adjoined property, restricting any loss of light predominantly to the mornings. The overshadowing from the proposal would also cast the greatest shadow over its own property and not the neighbouring amenity space.

No side windows are detailed to the proposal, preventing any opportunity for overlooking and the existing boundary treatment assists in screening the proposal.

The size and scale of the proposal is not considered to be out of character with the dwelling and is of a smaller scale than other rear extensions in the area

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 would not increase the number of bedrooms on site or impact the amount of on-site 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 moderate weight in favour of the application.

Other Matters

It is acknowledged the applicant has failed to correctly mark the application form as the adjoined property having a tree within falling distance of the proposal. However, having visited the site, the tree is considered a fairly minor tree and is not designated under a Tree Preservation Order meaning the tree could be felled at any time without the Local Authorities consultation. The proposal would also not be within the canopy spread and it can therefore be assumed the proposal would not be impactful on the trees' rooting, health and stability.

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

The application was originally submitted as a prior notification for a larger home extension application. However, upon researching the site it was evident an infill extension had already been erected to the rear of the dwelling. Given the total rearward projection would now include the proposal and the existing extension, the proposed projection exceeded what is permitted under the prior notification application process. The application has therefore upgraded to a householder application.

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 approved plans:

Site Plans MMB001 DwgNo:001
Proposed Elevations MMB001 DwgNo:003 Rev:A
Proposed Plans MMB001 DwgNo:004 Rev:A

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 and Local Plan Policy HE1 The Historic Environment.

- 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.

Informative(s):

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.
3. The applicant is advised to investigate whether owners of adjoining property need to be consulted under the Party Wall Act 1996.