

**Application Reference:** 2025/0197

**Location:** 108 Station Road, Royston, Barnsley, S71 4HZ

## Introduction

This application seeks planning permission for the erection of a single storey rear extension.

## Relevant Site Characteristics

This application relates to a modest sized plot located on the west side of Station Road and to the south of the junction with Newtown Avenue and in an area that is principally residential characterised by two-storey semi-detached dwellings of a similar scale and appearance and detached dwellings of varying scale and appearance.

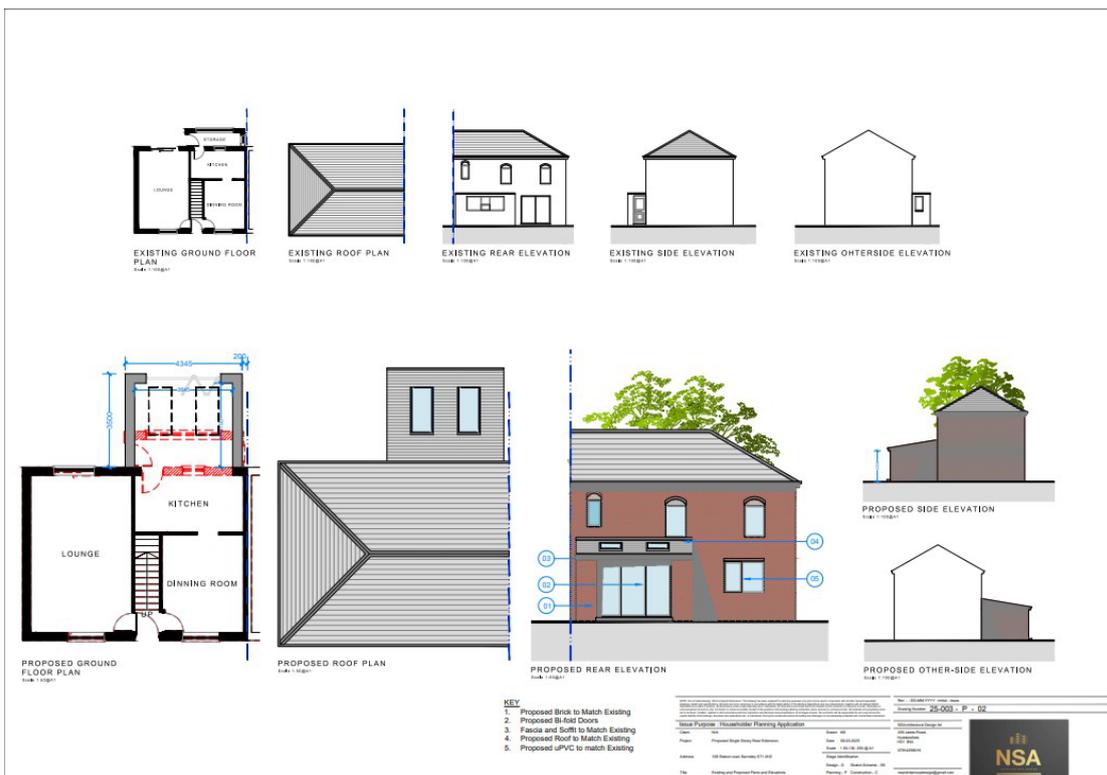
The application property is constructed of red brickwork and has a hipped grey tiled roof. It is fronted by a modest garden bounded by low brick walls and timber fencing. There is a shared driveway to the south side of the property which serves an existing detached garage to the rear. Also, to the rear is a garden bounded by timber fencing and an existing single storey extension rendered yellow.

## Site History

There is no planning history associated with the development site.

## Detailed Description of Proposed Works

The applicant is seeking planning permission for the erection of a single storey extension to the rear of the application property. The proposed extension would measure approximately 4.35 metres (W) x 3.5 metres (L) x 3.1 metres (H) and would adopt a mono pitched roof and would be constructed of closely matching external materials, including brickwork and roof tiles.



## Relevant Policies

### The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. The following Local Plan policies are relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy GD1: General Development.*
- *Policy D1: High quality design and place making.*
- *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 NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF 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. The 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 (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *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 this guidance 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 following SPDs are relevant in this case:

- *House extensions and other domestic alterations (Adopted March 2024).*
- *Parking (Adopted November 2019).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

## **Consultations**

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended).

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 of Development

Extensions and alterations to a dwelling are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

## Impact on Neighbouring Amenity

The proposed extension would be erected to the south of adjoining property, 110 Station Road, and therefore it is acknowledged that the proposal has greater potential to contribute to increased levels of overshadowing impact. However, the proposal would adopt a modest eaves height and rearward projection in accordance with the Council's adopted design guidance, and whilst the 45-degree rule would not be met, a similar sized extension could fall within the parameters of larger home extension development as established by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This allows homeowners to erect single storey rear extensions up to six metres on semi-detached properties without the need to apply for planning permission if no neighbouring properties object. This proposal could meet the relevant requirements for this type of development if the ridge height was reduced to three metres. Moreover, no objections were received from neighbouring properties. In addition, the proposal would replace an existing rear extension that is likely to contribute to existing levels of impact which may be experienced and tolerated. As such, it is not considered that the proposal would be significantly detrimental to the amenity of neighbouring properties.

Apertures would be limited to the rear elevation and roof slope of the proposed dwelling which would face into the development site and away from surrounding neighbouring properties. The site benefits from good quality boundary treatments and a sufficient separation distance would be maintained to the rear boundary. The proposal would therefore maintain reasonable levels of privacy and outlook.

Considering the above, this is considered to weigh significantly in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and is considered acceptable regarding residential amenity.*

### Scale, Design and Impact on Character

The proposed extension would adopt a modest scale and a sympathetic form and features, including a mono pitched roof and closely matching brickwork and roof tiles to harmonise with the materials used in the external construction of the application property. As such, the proposal is considered an improvement upon the existing extension and is welcome.

Considering the above, this is considered to weigh moderately in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and is considered acceptable regarding visual amenity.*

### Impact on Highways

The proposed development is not considered to be prejudicial to highway safety; existing off-street parking arrangements would not be impacted and would be maintained, and the proposal would not result in a requirement to provide additional spaces.

Considering the above, this is considered to weigh modestly in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.*

### Planning Balance and Conclusion

In accordance with the provisions of paragraph 11 of the NPPF(2024), the proposal is considered in the context of the presumption in favour of sustainable development and therefore, for the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant local and national planning policies and guidance and planning permission should be granted subject to necessary conditions.

**RECOMMENDATION: Approve subject to conditions.**

### **Justification**

#### **Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.**

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of this application, as it was deemed acceptable.

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 representations, 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.