

**Application Reference:** 2025/0341

**Site Address:** 26 Broomhead Road, Wombwell, Barnsley, S73 0SB

**Introduction:**

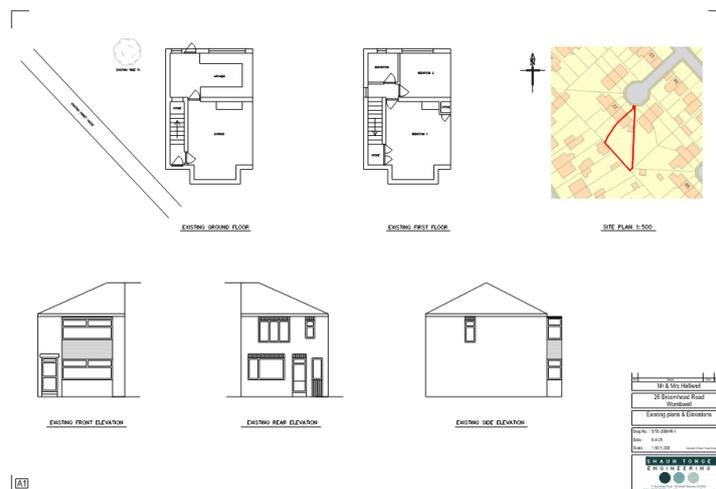
This application seeks full planning permission for the erection of a single storey side extension.

**Relevant Site Characteristics**

The dwelling is situated within a corner plot at the head of a cul-de-sac off the main carriageway of Broomhead Road. The property is one of ten dwellings positioned around the turning area of the cul-de-sac and is the only one that does not have off-street parking provision.

The site is triangular in shape consisting of terraced dwelling at the end of a block of 4. The front garden area is small and tapers to a point at the entrance, with the garden to the rear which is much wider. The property is bound by hedging and fencing to both the front and rear.

The property is constructed in red brick with a hipped roof and has a double bay window on the front elevation.



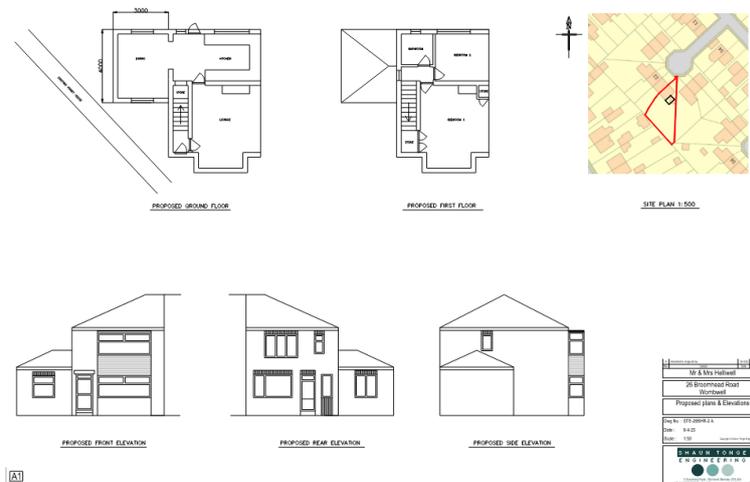
**Site History**

Application Reference	Description	Status (Approved/Refused)
None		

**Detailed description of Proposed Works**

The application was originally submitted for a two storey side extension but during the course of the application the scheme has been amended. The proposal is now to erect a single storey side extension to the property. The proposal will be constructed in red brick

with a hipped roof design. The extension will project 3m to the side and measure 4m in length, 2.4m to the eaves and 3.56m in total height. The proposal will provide a dining room extension.



## 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 received.

Highways DC – Objected to the two storey side extension.

### **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. 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

SPD: House Extensions details that the design of single storey side extensions should reflect the design of the existing dwelling in terms of style and detailing and should not have an excessive sideways projection (more than two thirds the width of the original dwelling).

The proposal meets the principles of the SPD in that it does not have an excessive sideways projection, is in matching materials and will harmonise with the existing property.

The proposal has been designed with a set back of 2.97m which will ensure the proposal remains subordinate to the host property.

The proposed materials and design when viewed in their entirety are not expected to be visually detrimental within the surroundings and as a result the proposal is in compliance with Local Plan Policy GD1 and House Extensions SPD.

Considerable weight has been given to the design and impact on the character of the area.

### Impact on Neighbouring Amenity

The proposal is for a side extension which will be set back from the front elevation by 2.7m due to the confines of the site. The extension will be single storey with no side windows proposed therefore overlooking is not expected to occur. Due to the size and orientation of the extension and existing hedge boundary the proposal is not expected to cause any unduly impact in terms of residential amenity.

The application is therefore acceptable in terms of residential amenity in compliance with Local Plan Policy GD1 and D1.

Significant weight has been given to the impact on residential amenity.

### Highways

The proposal is located within the confines of the site. The original proposal was for a 2 storey side extension which would increase the number of bedrooms within the property. The property is situated within a corner plot at the head of a cul-de-sac off the main carriageway of Broomhead Road.

The property is one of ten dwellings positioned around the turning area of the cul-de-sac and is the only one that either does not have, or appears unable to create, off-street parking provision.

The original proposed 2 side extension would have altered the property from being a two-bedroom dwelling to a three-bedroom dwelling, thereby increasing the off-street parking requirement from one space to two.

As such, the development would have likely resulted in the indiscriminate parking of vehicles on the public highway. The applicant was asked to amend the proposal to a single storey side extension omitting the additional bedroom. This has been deemed more acceptable from a highway's perspective reducing the additional need for off street parking. The parking is therefore to remain unchanged. The amended proposal is therefore acceptable from a highways development control perspective in compliance with Local Plan Policy T4 New development and Transport Safety.

Considerable weight has been given to highway safety.

### 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**

It was necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application. The amended proposal is 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 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.**