

Application Reference: 2025/0894.

Location: 1 Oakwood Avenue, Royston, Barnsley, S71 4EY.

Introduction

This application seeks planning permission for the demolition of an existing conservatory located on the south elevation of the application dwelling, the erection of an infill extension with a ground floor bay window located to the northwest corner of the application dwelling, the erection of an additional storey above, the erection of a two-storey extension located on the north elevation of the application dwelling, and internal alterations to form a two-storey dwellinghouse.

Relevant Site Characteristics

This application relates to a modest-sized prominent corner plot located at the junction of Oakwood Avenue (west) and Oakwood Road (north) and in an area that is principally residential characterised by two-storey detached and semi-detached dwellings and detached and semi-detached bungalows of varying scale and appearance. The existing street scene material palette comprises a mix of brick, stone, cladding and render. A Police Station is located to the north-east. The topography of the area falls gradually north-to-south and east-to-west.

The property in question is a modest detached bungalow constructed of brick with a red tiled hipped roof. There is an existing flat roofed stone conservatory located on the south (side) elevation and an existing detached pebble dash garage located to the east (rear) within the plot. A new detached flat roofed outbuilding is under construction to north-east corner within the plot. The property is bounded by hard and soft landscaped areas, and the site is bounded by a mix of timber and concrete panelled fencing and vegetation. Vehicular access is off Oakwood Road to the north-east within the site and a pedestrian access of Oakwood Avenue.

It is understood that the detached outbuilding under construction is to be a double garage and would be rendered with a height of approximately 2.4-metres-high. It is understood that this building is being erected using permitted development rights and is not under consideration under this application.



Site History

B/74/0867/RO	Pre Dates Electronic Working.	Pre Dates Electronic Working.
B/79/0635/RO	Erection of 1 no. dwelling.	Historic.
B/03/1270/RO	Erection of front single storey extension to dwelling.	Approved.

Detailed Description of Proposed Works

This application seeks planning permission for the demolition of an existing conservatory located on the south elevation of the application dwelling, the erection of an infill extension with a ground floor bay window located to the northwest corner of the application dwelling, the erection of an additional storey above, the erection of a two-storey extension located on the north elevation of the application dwelling, and internal alterations to form a two-storey dwellinghouse.

The proposed infill extension would measure approximately 3.4 metres (W) x 3.4 metres (L) and the proposed bay window would measure approximately 2.3 metres (W) x 0.7 metres (L). The proposed infill extension and bay window would be rendered white.

The proposed additional storey would be erected above the footprint of the proposed infill extension and existing extended dwellinghouse. The proposed additional storey would be finished with render and oak cladding and would result in an approximate eaves and ridge height of 5.2 metres and 7.9 metres respectively.

The proposed two-storey extension on the north elevation would measure approximately 5.1 metres (W) x 1.8 metres (L) x 7.1 metres (H). The proposed extension would be constructed of brickwork.

During the application process, the proposal was amended by the Applicant regarding the proposed external materials.



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PROJECT: PROPOSED SECOND FLOOR AT 1 CHAMBERLAIN AVENUE, REDFORD, HANLEY, STY KEV		DATE: SEPTEMBER 2022	
DRAWING: PLANS AND ELEVATIONS		SCALE: 1:100 @ A	
SHEET: 25-075		REV: 01	
DRAWN BY: [Name]		CHECKED BY: [Name]	



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 in 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 POLL1: Pollution Control and Protection.*
- *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.

Representations

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.

One objection was received with the concerns raised summarised as follows:

- Impact of overshadowing and cooling.
- Impact of vehicles delivering materials, building noise, dust, etc.

Consultees

No statutory or non-statutory consultees were consulted 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 unless the NPPF establishes a specific weight:

- 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

During the application process, concerns were raised regarding potential overshadowing and cooling and pollution impacts, including noise and dust.

Regarding overshadowing impact, the application dwelling is located to the north-west corner within the development site and is separated from adjacent neighbouring plots by Oakwood Avenue (west) and Oakwood Road (north). The proposal comprises an infill extension to the north-west corner and an additional storey above with a two-storey extension located on the north elevation to form a two-storey dwellinghouse. While the proposed increase in height could contribute to some additional over-shadowing, any potential impact is likely to occur within and be limited to the application curtilage or adjacent roads and not to surrounding neighbouring curtilages or properties.

Considering the above, the proposal is considered acceptable regarding its overshadowing impact.

Regarding overlooking and loss of privacy, new first-floor windows would be located on the east and south elevations. Sufficient separation distances would be achieved to the corresponding east and south boundaries, the rear habitable room windows of neighbouring properties on Station Road, and the side elevation of 3 Oakwood Avenue. Several metres would be achieved between the first-floor windows on the north elevation and the southern boundary of Overcarr House. While there could be increased overlooking of the curtilage of Overcarr House, the curtilage is well-screened by hedging that could mitigate potential additional impacts and could continue to provide the occupant(s) of this neighbouring property with a reasonable degree of privacy. Moreover, the proposal would not affect the habitable room windows of Overcarr House because of the positioning of the application dwelling within its plot. Approximately 16 metres would be achieved between first-floor windows on the west elevation and the habitable room windows of 2 Oakwood Avenue to the west. While this is less than the 21 metres or more usually required, the achievable separation distances reflect the development pattern of the area and are therefore considered acceptable in this instance.

Considering the above, the proposal is considered acceptable regarding its overlooking and loss of privacy impact.

Regarding reduced outlook, the proposal would not impede existing habitable room windows on the application and surrounding neighbouring properties and reasonable levels of outlook would likely be achieved from all new first-floor habitable room windows.

Considering the above, the proposal is considered acceptable regarding its reduced outlook impact.

The proposal is therefore not considered to contribute to significant overshadowing, overlooking and loss of privacy, or reduced outlook impacts which may otherwise adversely affect the amenity of the occupants of the application and neighbouring properties.

It is acknowledged that there could be some disruption and nuisance caused to people in the locality during construction works. However, any impact is anticipated to only be temporary and construction hours could be controlled by condition.

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 Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding residential amenity.

Scale, Design and Impact on Character

The existing street scene character of Oakwood Avenue (west) and Oakwood Road (north) is largely residential characterised by two-storey detached and semi-detached dwellinghouses and detached and semi-detached bungalows of varying scale and appearance. The existing street scene material palette comprises a mix of brick, stone, cladding and render. Pebbledash and white render can be seen to some surrounding neighbouring properties at first-floor level. 3 Oakwood Avenue located to the south is constructed of stone, painted grey, and features white UPVC cladding to its street-facing elevation.

The proposal would adopt a sympathetic form and appearance that would reflect that of surrounding neighbouring properties of a similar type. The proposed scale would be proportionate and would sit comfortably within the existing street scene. The proposal would result in a two-storey dwellinghouse that would reflect the development pattern of the area where two-storey properties occupy prominent corner plots within the immediate locality. The proposal would not disrupt the existing ridge line along Oakwood Avenue but would bookend a row of existing detached and semi-detached bungalows that increase in height towards the south culminating in detached two-storey dwellinghouses at the end of the cul-de-sac.

The proposed materials comprise a mix of red brickwork, render and oak cladding. Given the variety of materials within the existing street scene palette, the proposal would appear relatively in-keeping. The proposed oak cladding would be relatively dark in colour but would harmonise well with the red brickwork while also achieving a distinct contrast with the proposed white rendering that lends itself positively to creating a strong individual character. Moreover, paragraph 135(c) of the NPPF states that planning policies and decisions should ensure that developments: are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. It is considered that the proposal does accord with the NPPF.

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 D1: High Quality Design and Placemaking and is considered acceptable regarding visual amenity.

Impact on Highways

The proposal is not considered to be prejudicial to highway safety because existing off-street parking and access arrangements within the development site would not be affected and the proposal would not result in a requirement to provide additional spaces.

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 T4: New Development and Transport Safety and is considered acceptable regarding highway safety.

Planning Balance and Conclusion

In accordance with the provision of paragraph 11 of the NPPF (2024), the proposal is considered in the context of the presumption in favour of sustainable development.

Having balanced all material planning considerations, while an objection was received in respect of this proposal, it is considered that the concerns raised have been appropriately addressed, and the proposal is considered acceptable in respect of its impact on residential amenity, visual amenity and highway safety.

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.

In dealing with the application, the local planning authority (LPA) has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- To provide a street scene elevation.
- To provide additional details regarding proposed external materials.
- To provide additional details regarding outbuilding under construction.

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.

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 amended plans:

25-075 01 Rev. C received 19th December 2025.

25-075 02

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.

3. The external materials shall match those used in the existing building and specified by the approved documents listed above and the email including a link to a cladding sample received 19th December 2025.

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.

4. Construction or demolition-related activity shall only take place between the hours of 08:00am – 18:00pm Monday to Fridays, 09:00am – 14:00pm Saturdays and at no time on Sundays and Bank Holidays.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1: Pollution Control and Protection.

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. It is recommended that measures are taken to prevent a nuisance/ or effect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke or dust. No waste should be burnt. If a statutory nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore, recommended that you give serious consideration to the steps that may be required to prevent a noise, dust or smoke nuisance from being created.
3. During demolition and construction best, practicable means shall be employed to minimise dust. Such measures may include water bowsers, sprayers whether mobile or fixed, or similar equipment.
4. During demolition and construction effective steps shall be taken by the applicant to prevent the deposition of mud, dust and other materials on the adjoining public highway caused by vehicles visiting and leaving the site. Any accidental deposition of dust,

slurry, mud or any other material from the site, on the public highway shall be removed immediately by the developer.