

Application Reference: 2025/0113

Site Address: 24 Manor Crescent, Grimethorpe, Barnsley, S72 7AF

Introduction:

This application seeks full planning permission for the erection of a single storey rear extension, located at 24 Manor Crescent, Grimethorpe, Barnsley, S72 7AF. The extension proposed would measure approximately 2.77m (H) x 4.1m (L) x 5.66m (W). The extension would have a skylight and have folding doors which lead to the rear garden.

Relevant Site Characteristics

The proposal is located within Grimethorpe which is located approximately 6.9 miles away from Barnsley Town Centre. Grimethorpe has a mixture of different uses with a large number of commercial properties to the south, residential properties and farmland. The area has direct road links to Barnsley and the surrounding towns and villages like Brierly.

The surrounding properties consist predominantly of semi-detached and detached homes which benefit from driveways and gardens to the front and rear of the properties. The applicant's property is a semi-detached property with three bedrooms and a spacious rear garden.

Site History

There is no recent or relevant planning permission associated with this application site.

Detailed description of Proposed Works

The extension proposed would measure approximately 2.77m (H) x 4.1m (L) x 5.66m (W). The extension would have a skylight and have folding doors which lead to the rear garden. The applicant has stated that the materials used to construct the extension would match the existing materials of the current house.

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.

Highway Services- No comments 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

The site falls within a predominantly residential area within the area Grimethorpe. 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 scale, design and impact on the character of the area are acceptable. An extension of this size and design is common in this area and would not be out of character. The materials to be used would match the existing property and as such would not be out of character.

Impact on Neighbouring Amenity

The proposal would have little to no detrimental impact on the neighbouring amenity. The scheme would comply with the 45-degree code and would not lead to a loss of light or outlook to the neighbouring semi-detached property.

Highways

The rear extension would not result in the loss of any driveways and as such would not have a detrimental impact on 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 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.

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.