

Application Reference: 2025/0852

Site Address: 12 Wordsworth Avenue, Penistone, S36 6EX

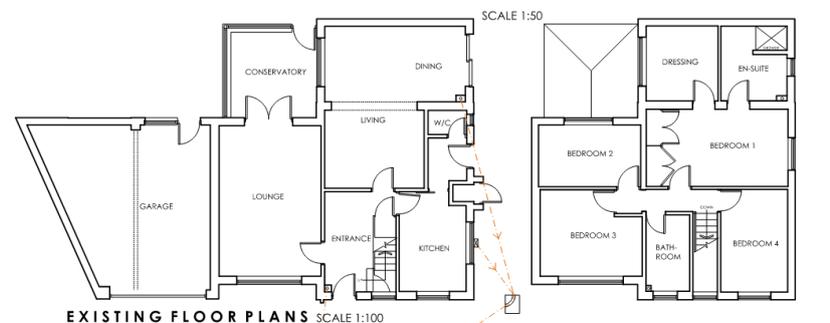
Introduction:

This application seeks full planning permission for the erection of two storey side extension and single storey rear extension to dwelling. The application also proposes to amend the materials on the front and side elevations.

Relevant Site Characteristics

The site is situated on Wordsworth Avenue in Penistone. The site consists of a large brick built detached dwelling, designed with a pitched roof, and set back from the street within a generous plot, including a large side garden. The site is bound with conifer hedging. The property also has a side attached garage designed with a flat roof. Sufficient off street parking is provided within the site, and the garage is accessed from a private drive. The property has been extended with a two storey flat roof rear extension, a single storey conservatory extension to the rear and a single storey side extension to the existing garage.

Wordsworth Avenue comprises large, detached dwellings mostly constructed in brick similar to the host property, however, some properties have been renovated with the use of different materials. It is noted that the neighbouring property to the west has been recently renovated with an upper floor extension. The property is clad with a mix of cedar wood and render on the upper floor.



Site History

Application Reference	Description	Status (Approved/Refused)
B/75/0847/PU	Extensions to dwellinghouse	
B/88/0980/PU	Erection of extension to dwelling	

Detailed description of Proposed Works

The proposal is to erect a two storey side and single storey rear extension to the property. The proposal will project to the side 4m, will be set back from the front 0.5m and the single storey element will project to the rear by 3m in line with the existing rear extension. The proposal will provide an additional bedroom and en-suite at first floor level and a kitchen extension, dining room, and store at ground floor. The bedroom window will face forward with the ensuite to the rear.

The two storey element will have a pitched roof to match the existing and the single storey rear extension will have a flat roof design. The dining room will have bi-folding doors on the side elevation leading into the garden and three tall narrow windows located on the rear elevation. The application also proposes to change the materials on the front elevation of the property. The application proposes a mix of wooden cladding, render and brick materials.



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.

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 indicates that the roof style and pitch should match the existing, particularly when the extension will be prominent within the street scene. A set back or vertical break from the front of the original property will ensure the original identity of the house is retained. Extensions to the rear of detached dwellings will be considered on their design merits and where no adjacent properties are affected. The SPD goes on to state that the sideways projection of side extensions should also not exceed more than two thirds the width of the original dwelling.

The SPD also indicates the maximum projection for two storey and single storey rear extension in relation to attached dwellings, although there is no maximum size for rear extensions on detached dwellings.

The property is located on Wordsworth Avenue amongst a mix of dwelling types. The proposed rear extension has been designed with a flat roof, which although is not in keeping with the original host property, does match with later two storey rear extension that has a flat roof. The proposed side extension is set back from the front providing a visual break with a lowered roof line in line with policy and the roof style and pitch will harmonise with the existing. The sideways projection complies with SPD principles.

It is noted that the recently renovated property to the west has a mix of brick, render and wooden cladding materials and within the wider street scene render and stonework is evident.

The materials, whilst not in keeping with the existing property itself, as the proposal intends to modify the whole front and side elevations the proposals are not expected to be an incongruous feature within the Wordsworth Avenue street scene especially when viewed along with the recently renovated dwelling to the west of the site.

When taking into account the above in this instance the proposed side and rear extensions are acceptable. The materials and design of the proposals 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.

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

Impact on Neighbouring Amenity

SPD: House Extensions provides expectations in relation to the size of proposals. Extensions to the rear of detached dwellings will be considered on their design merits and where no adjacent properties are affected.

The single storey rear extension will project in line with the existing. The two storey side extension will introduce windows on the front and rear elevations at first floor level, however, the rear window will serve the en-suite which is a non-habitable room. The proposals will introduce windows on all elevations at ground floor level. The existing boundary treatment provides a sufficient privacy screening from these windows.

The proposed extensions are contained within the boundaries of the site and are an acceptable distance away from neighbouring dwellings. The window arrangements when viewed with the existing boundary treatment are not expected to initiate any overlooking to the neighbouring properties and are therefore not expected to cause any reduction in residential amenity.

Due to the size and orientation of the proposed extensions in relation to the neighbouring properties the impact has been closely assessed. Taking into consideration and the characteristics of the site, the proposals are not expected to cause any disproportionate harmful 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

Whilst the proposals increase the floor space of the dwelling, the number of bedrooms remains as four. Off-street parking is retained for at least two vehicles, and the ability to turn a car within the curtilage of the site is retained.

As such, the scheme is acceptable from a highways development control perspective in compliance with Local Plan Policy T4 New development and Transport Safety.

Moderate 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

The LPA have worked proactively with the applicant to make the necessary amendments to ensure the development is compliant with the development plan.

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.