

**Application Reference:** 2025/1068

**Site Address:** 4 Longside Way, Pogmoor, Barnsley, S75 2JL

**Introduction:** Erection of a single storey rear extension and installation of render to original dwelling.

### Relevant Site Characteristics

The property is a detached bungalow located within the Pogmoor area. The bungalow provides a modest garden to the front and rear and a driveway to the north of the dwelling. A detached flat roofed garage is located to the rear of the dwelling. An extension is located to the rear of the dwelling along with a raised decking area. The dwelling is constructed from brickwork and provides a pitched, tiled roof.

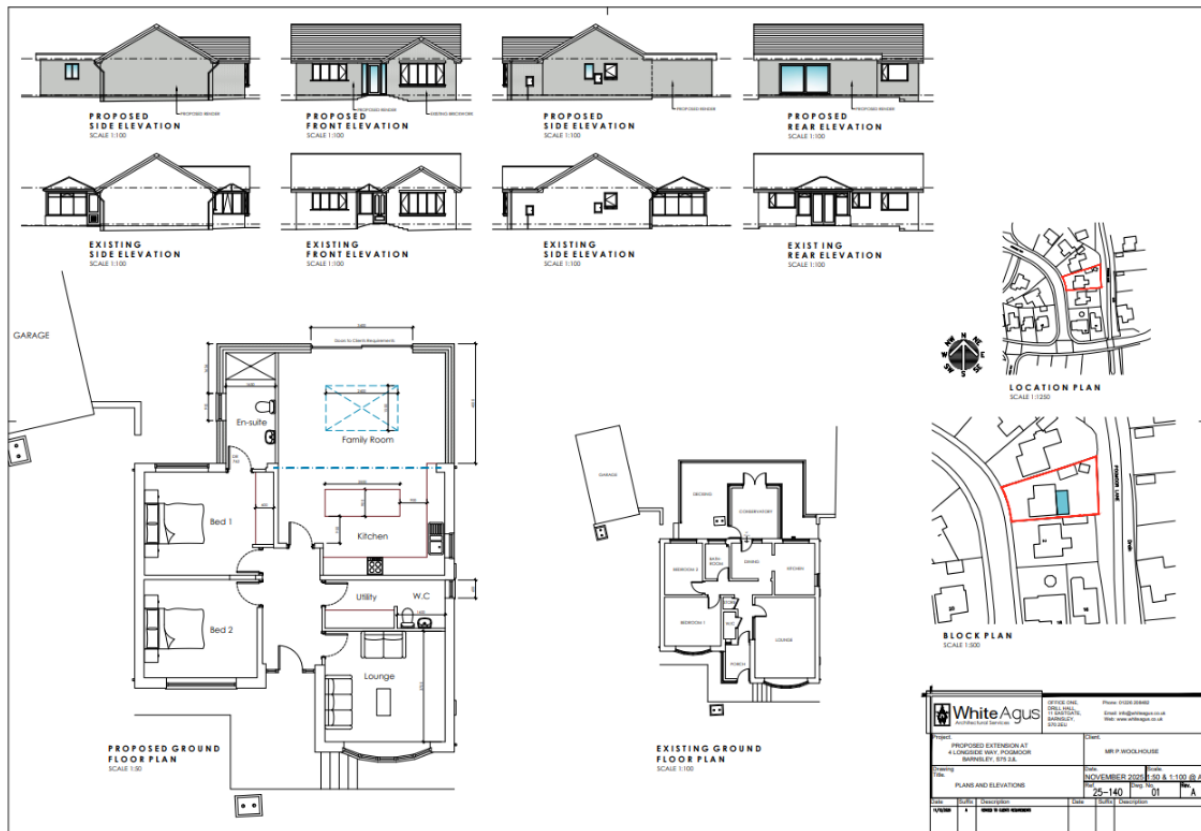
### Relevant Planning History

Application Reference	Description	Status
B/75/2765/BA	Outline for erection of two dwelling units	Historic
B/76/1320/BA	Erection of 17 dwellings - Phase 2	Historic
B/76/2752/BA	Residential development	Historic
B/77/0566/BA	Erection of 24 dwellings (roads and drainage)	Historic
B/77/3128/BA	Erection of private garage	Historic
B/78/1536/BA	Amendment of site layout of Phase IV housing development	Historic

### Detailed description of Proposed Works

The applicant is seeking permission to erect a single storey rear extension to the dwelling. The extension is detailed to provide a flat roof with an approximate height of 2.8 metres. The proposal would project to the rear of the dwelling by approximately 4 metres and have an approximate width of 8.5 metres. Sliding doors are proposed to the rear elevation spanning approximately 3.4 metres. A window is detailed to the north side elevation servicing an en-suite. A roof lantern has been detailed. A window is detailed to the south elevation of the dwelling servicing a W.C. The rear extension, side elevations and part of the front elevation is detailed to be Off-White render.

The existing porch is detailed to be removed.



## 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 representation 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 where 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 Supplementary Planning Document for House Extensions states 'To combat the problems of loss of light, as well as loss of privacy and outlook, the size and projection of rear extensions need to be strictly controlled.

Single storey extensions to the rear of terraced houses should not exceed 3.5 metres in projection and where they exceed 3 metres in length the eaves height should not exceed 2.5 metres. On semi-detached dwellings an extension should not project more than 4 metres and again, the eaves height should not exceed 2.5 metres where the extension would project beyond 3 metres.'

The proposed extension provides an approximate 4 metres projection. The proposed projection would not be too dissimilar to the existing rear extension at the site and in the context of the garden space, is not considered to be out of character with the dwelling and site. It is also acknowledged a proposal of a similar size could be erected under permitted development. The use of a flat roof is not preferred, however given the proposal is to the rear, the proposal would not be impactful on the street scene. Additionally, there is an existing flat roofed garage on site which would match the proposal. The use of render is also not preferred, however given the proposal is to the rear it would not be impactful on the street scene.

The side elevations of the dwelling are proposed to be Off-White rendered as well as the left side of the front elevation. Although the use of render is not preferred, given there are other small-scale rendered elements to the front elevation of dwellings within the estate, the use of render is considered acceptable on this occasion. Additionally, it is noted the main gable feature of the front elevation maintains its brickwork materials whereas the rendered element would be a relatively small part of the front elevation.

The front elevation is improved by the removal of the existing porch which is constructed from poorly matched glazing and PVC.

It is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making and as such carries significant weight in favour of the application.

### Impact on Neighbouring Amenity

The proposed extension is screened to both the north and south by existing rear garages. The proposal would therefore not be impactful on both the north and south neighbour. Substantial boundary treatment is in place to the rear of the site, preventing any overlooking which would be to the detriment of residential amenity. Rear neighbours are also distanced by a highway.

The proposed window servicing an en-suite and the proposed window servicing the W.C will be conditioned to be obscured glazing in order to protect the privacy of both the applicant and neighbours

It is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1 General Development. This carries considerable weight in favour of the application.

#### Highways

The proposal would not increase the number of bedrooms on site or impact the amount of on-site parking facility.

As such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety. This carries significant weight in favour of the application.

#### 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 been necessary to make contact with the applicant to request amendments to remove the proposed render to the front elevation of the dwelling. Amendments were not made given other properties within the street scene provide similar rendered features.

**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.**