

Application Reference: 2025/0591

Site Address: 13 Clarence Road, Monk Bretton, Barnsley, S71 2NL

Introduction: Demolition of existing detached garage and erection of single storey side and front extensions to dwelling.

Relevant Site Characteristics

The property is a semi-detached dwelling within the Monk Bretton area. The area is characterised by semi-detached and detached dwellings. Brickwork is predominantly used with some cladding features. Pitched roof forms are used with some flat roofed garages in the street scene.

The site provides a modest front and rear garden along with a driveway to the south of the dwelling providing access to the rear and to a flat roofed garage. A conservatory is located to the rear of the dwelling. The dwelling is constructed from brickwork with a minor cladding feature between the ground and first floor front elevation windows. A tiled pitched roof is used.

Site History

Application Reference	Description	Status
B/04/0754/BA	Erection of rear conservatory extension to dwelling.	Approve with conditions

Detailed description of Proposed Works

The applicant is seeking permission to demolish an existing flat roofed garage to the rear of the dwelling and to erect a single storey side and front extension incorporating an integral garage, utility room with bathroom and a porch.

The proposed extension would have a forward projection of approximately 1.8 metres. A lean to roof form would be used to the front elevation of the dwelling with a total height of approximately 3.2 metres. A front door with accompanying elongated window arrangement is detailed centrally to the porch. The extension would provide a sideward projection to the front of approximately 4.2 metres and a projection to the rear of approximately 2.9 metres. A hipped roof form is proposed. A garage door is detailed to the front elevation spanning approximately 2.6 metres. Patio doors are detailed to the rear elevation spanning approximately 1.4 metres. A rooflight is detailed to service a shower room within the proposed utility room. Matching materials are detailed throughout.

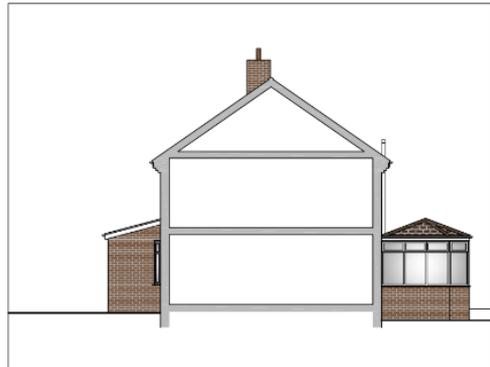


Front Elevation as Proposed

Side Elevation as Proposed



Rear Elevation as Proposed



Side Elevation as Proposed

NOTES
 Drawings are to be used for obtaining Planning permission & Building Regulations approval only. All measurements to be checked on site. Approved drawings are to be read in conjunction with the written specification. Any discrepancies within the project documentation are to be reported to this Practice for resolution.
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 Note that the Party Wall etc. Act 1996 should be considered prior to the commencement of work.

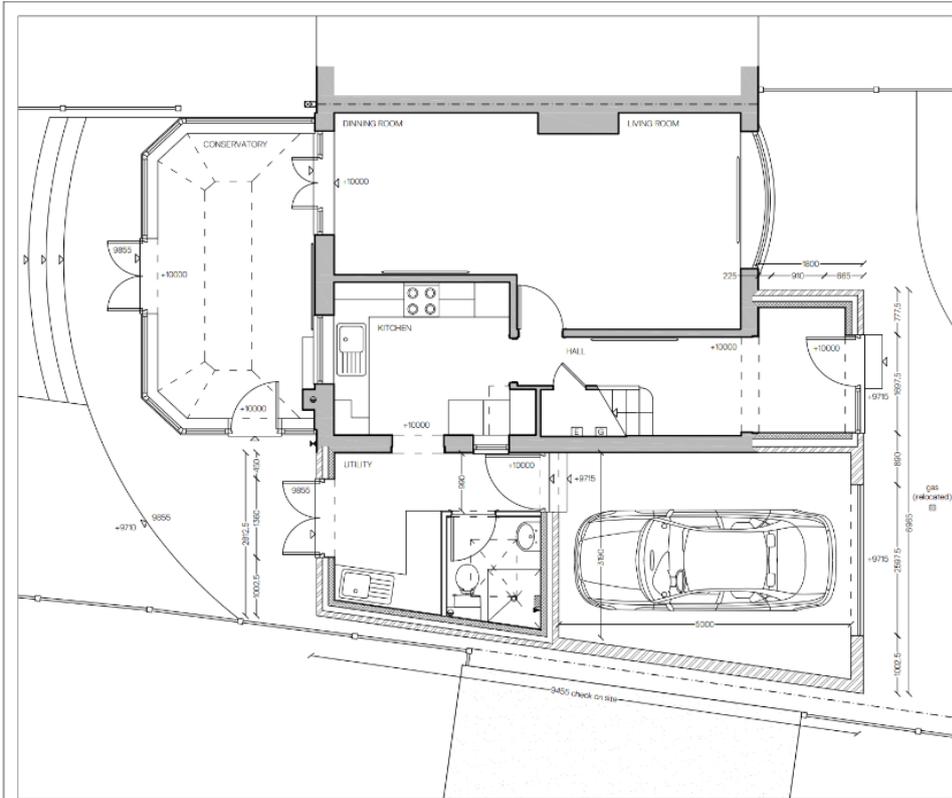
REVISIONS
 Rev A - Alterations for Planning Application.
 Shortening of front projection.

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 S71 2NL

PROJECT: Single Storey Side & Front Extension	SHEET: 6
DRAWING: Elevations as Proposed	SCALE: A3
DRAWING NO: 2025.02.P6A	1:100
DATE: July 2025	



Ground Floor Plan as Proposed

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PROJECT: Single Storey Side & Front Extension	SHEET: 5
DRAWING: Ground Floor Plan as Proposed	SCALE: A3
DRAWING NO: 2025.02.P5A	1:50
DATE: July 2025	

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 made

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 'The front elevation of a building is the most important for its contribution to the street scene. Generally, therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene or cause overshadowing to neighbouring dwellings. Large extensions and conservatories are likely to appear particularly intrusive and will not normally be acceptable.

The design of a single storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling).'

The proposed front extension has been reduced from the initially submitted plans to provide a forward projection of approximately 1.8 metres, in line with similar front extension on the

street scene. This projection is considered to be a more suitable and complementary proposal and remains subordinate to the dwelling. The use of a lean to roof form allows the porch to be integrated into the proposed side extension and is preferred to other flat roofed extensions in the street. The proposed front door with integrated window sits symmetrically to the porch and provides matching fenestration to the existing front door.

The proposed side extension provides a sideways projection of approximately 4.2 metres at the front. This projection is reduced down to 2.9 metres at the rear. Although the projection at the front exceeds two thirds the width of the existing dwelling, which would not normally be permitted under the House Extension SPD; multiple side extensions in the street scene provide similar projections abutting neighbouring boundaries. On this occasion the projection would therefore be considered acceptable. Additionally, a larger garage frontage provides increased internal garage space to allow for waste bin storage. The proposed garage door is detailed symmetrically to the extension. The use of a hipped roof is preferred to neighbouring flat roofed extensions and is more in keeping. Although a pitched roof would be more replicant of the existing dwelling, the use of a hipped roof allows for a less dominant proposal.

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 considerable weight in favour of the application.

Impact on Neighbouring Amenity

The proposed extension would be erected to the northwest of 11 Clarence Road. The proposal would not provide any loss of light or outlook to neighbours. The proposal would provide a similar projection to 11 Clarence Roads' garage extension and would therefore not hinder outlook in any way. A rooflight is detailed to the roof plane of the extension and to service a shower room. The neighbouring side elevation provides a window at first floor level facing the proposal which will allow for overlooking into the shower room. Given this, the proposed rooflight will be detailed to be obscured glazing in order to protect the privacy of both the applicant and neighbour. Patio doors are detailed to the rear elevation. Substantial boundary treatment is in place between the boundary which will prevent any opportunity for overlooking.

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 does not result in the increase of bedroom facility at the site. The proposal would result in the loss of some driveway parking facility to the south of the dwelling and the loss of the garage to the rear of the dwelling. The proposal does however provide parking within the integral garage proposal and maintains a second parking space on the drive to the front of the proposal. Two parking spaces are therefore maintained. 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 the proposal during the consideration of the application.

A reduction in the projection of the front extension was requested in order to provide a front projection which would be consistent with that of other front extensions in the street scene.

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.