

**Application Reference:** 2025/0432

**Site Address:** 21 North Royds Wood, Athersley North, Barnsley S71 3NW

**Introduction:** Erection of part two storey, part single storey rear and side extension.

### Relevant Site Characteristics

The property is a semi-detached dwelling within the Athersley North area. The street scene is characterised by semi-detached properties. Red brick is used exclusively along with some render to the upper of properties. Pitched, tiled roofs are used.

The site provides a small front garden and modestly sized rear garden. A driveway is located to the south side of the site providing parking facility for two cars. Attached neighbour, 23 North Royds Wood is located to the north of the site. To the south of the site is 19 North Royds Wood, providing a similar property with a slightly smaller rear garden. Substantial trees and bushes are located to the rear (East) of the site and the rear boundary is shared with BMBC Land Asset ID E01311. Further to the east is Athersley North playing fields.

### Site History

Application Reference	Description	Status
B/92/0088/BA	Outline for residential development	Historic Decision
B/97/0552/BA	Substitution of house types	Historic Decision

### Detailed description of Proposed Works

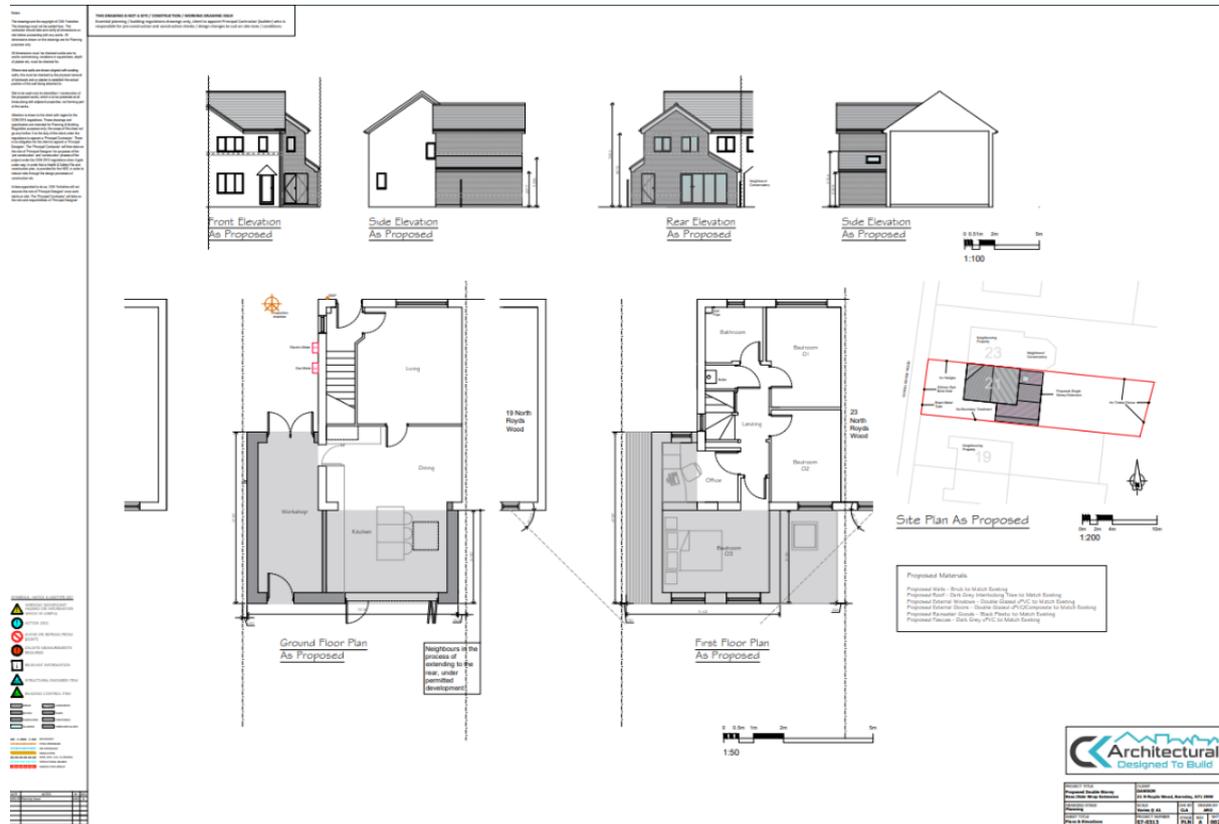
The applicant is seeking permission to erect a part two storey, part single storey rear and side extension. The proposal would provide a rearward projection of approximately 3.2 metres. An approximate width of 7.1 metres is proposed with the two-storey element having an approximate width of 4.3 metres. The single storey extension would be set in from the northern boundary by approximately 0.3 metres and set in from the southern boundary by approximately 0.2 metres. A gable roof form is proposed with an approximate eaves' height of 2.3 metres. The single storey extension provides an approximate roof height to the north of the two-storey extension of 3.8 metres and of 3.3 metres to the south of the two-storey extension. The two-storey rear extension would provide a gable roof form with an approximate ridge height of 7 metres with an approximate eaves' height of 4.9 metres.

The proposed side extension also incorporates both single storey and two storey elements. The single storey extension provides an approximate width of 2.4 metres along with an approximate length of 5.8 metres. The two-storey element of the extension provides an approximate width of 1.5 metres. An approximate eaves height of 2.4 metres is proposed for the single storey extension and an approximate eaves height of 4.9 metres for the two-storey extension.

A roof lantern is proposed to the north roof plane of the single storey rear extension servicing the proposed kitchen extension. Bifold doors are also proposed to the rear elevation of the kitchen extension spanning approximately 3.1 metres. A door is proposed to the south of the rear elevation servicing a workshop extension incorporated into the proposed single storey

side extension. Two rear windows are detailed to the first floor of the two-storey rear extension servicing the proposed bedroom. Doors have been proposed to the front elevation of the side extension servicing the proposed workshop. One window is detailed to the front elevation of the two-storey extension servicing an office at first floor level.

Matching brickwork and roof tiles have been proposed throughout.



## 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 that '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). Two storey side extensions should have a pitched roof following the form of the existing roof. To prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling. A setback from the front elevation allows for a vertical break in the roof plane and a lowering of the ridge line.

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. Two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook. Two-storey extensions to terraces and semi-detached properties which abut a party boundary and adversely affect main windows will not normally be allowed. Two-storey rear extensions to semi-detached houses should, therefore, generally be designed with a rear projection of less than 3.5 metres and for terraced houses 2.5 metres. Larger extensions may be acceptable in certain circumstances - for instance: where the neighbouring house has been extended; or where there is a strong boundary treatment, such as a high wall or an outbuilding or garage built close to the boundary. Similarly, there may be circumstances where only smaller extensions are acceptable for instance: on sloping sites or where neighbouring houses are already overshadowed.

The proposed rear extension provides a rearward projection of approximately 3.2 metres. Single storey rear extensions are permitted up to 4 metres with an eave's height less than 2.5 metres. As such the single storey element of the rear extension is considered acceptable. Existing boundary treatment assists in screening the single storey extension to the north and south. Furthermore, neighbouring 23 North Royds Wood provides a rear conservatory extension with a larger rearward projection than the proposal. This reduces the impact of the rearward projection to the north. The proposed two storey rear extension provides a rearward projection of approximately 3.2 metres. The proposed projection is less than the permitted 3.5 metres under the Supplementary Planning Document for House

Extensions. A gable roof form is welcomed and is set down from the ridge, lessening the impact of the proposal. Furthermore, the two-storey element of the proposal is set in from the adjoining boundary by approximately 2.2 metres and by approximately 1.2 metres to the south. This further reduces the impact of the extension.

The side extension provides a significant setback of approximately 4.5 metres which assists in reducing the dominance of the proposal on the street scene. Both the single storey and two storey element of the side extension provides a pitched roof following the form of the existing roof. The proposal provides an approximate sideways projection totalling 2.4 metres allowing the proposal to be less than two thirds the width of the original dwelling and in line with the House Extensions SPD.

All glazing and door fenestration matches the original dwelling and is in keeping with the site. Matching materials have been detailed throughout.

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 would be erected to the south of 23 North Royds Wood. The proposal is substantially screened by existing boundary treatment in addition to the existing neighbouring conservatory which prevents detrimental levels of overlooking and prevents any intersection at ground floor level of the 45 degree rule. No side windows are proposed with the exception of one roof lantern from which overlooking would not be possible. Windows at first floor level of the rear extension servicing the bedroom can provide levels of overlooking to the rear of the property, however this would not directly overlook neighbours to the north and south. Along with significant boundary treatment to the rear amenity space overlooking would not be to detrimental levels. The two-storey extension is set in by approximately 2.2 metres to the northern boundary which assists in preventing the extension intersecting the adjoining neighbours 45 degree angle. No detrimental loss of outlook is therefore caused by the proposal. The use of a gable roof form allows the nearest part of the two-storey extension to be at a reduced eaves height of approximately 4.9 metres which reduces both the dominance of the proposal along with any loss of light. Furthermore, no objections have been received in relation to loss of light or overdominance.

The side and rear extension would be erected to the north of 19 North Royds Wood. No windows are detailed to the side elevations providing little opportunity for levels of overlooking. Given the proposal is to the north there will be little opportunity for loss of light to the south as a result of the proposal. It is acknowledged the proposed side extension would have an impact on neighbouring 19 North Royds Wood, however, given the proposal is further set in at two storey level, the dominance is reduced. Furthermore the proposal does not intersect the 45 degree angle of this neighbours nearest rear window, preventing any loss of outlook.

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 significant weight in favour of the application.

#### Highways

The proposal does not result in the increase of bedroom facility at the site. Parking space is reduced however parking facility for two cars is maintained due to the significant setback of the proposal. 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 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.**