

Application Reference: 2025/0105

Site Address: 7 Charles Street, Middlecliffe, Barnsley, S72 0HE

Introduction:

This application seeks full planning permission for the removal of side conservatory, erection of single storey front and 2 storey side extensions, install of external wall insulation system and erection of detached garage to dwelling.

Relevant Site Characteristics

The application site is located within Middlecliffe, which is located East of Barnsley Town Centre. The area is characterised by large amounts of open green spaces and farmland. Middlecliff is a small hamlet which is in close proximity to Houghton Main sports and social club, Sanhill Golf Course and is South of Great Houghton.

Middlecliff is predominantly residential in character and is surrounded by farmland, and it has access via roads. The residential dwellings there are a mix of detached, semi-detached and terraced. The applicant's property is a semi-detached property which benefits from a front and rear garden. There is also off-street parking to the rear in the form of a driveway.

Site History

No recent or relevant site history.

Detailed description of Proposed Works

The applicant currently has a side conservatory on the property; they are seeking to have this removed and then have a single storey front extension erected and then a 2-storey side extension. These would measure approximately:

- Side Extension - 7.3 (L) x 4.2m (W) x 5.3 (Height to eaves) x 8m (Height to ridge)
- Porch/front Extension - 1.5m (L) x 3m (W) x 2.3m (Height to eaves) x 3.5m (Height to ridge)

The applicant is also seeking an external wall insulation system and the erection of a detached garage. The garage would measure approximately:

- 7.56m (L) x 6.5 (W) x 2.5m (Height to eaves) x 4.2m (Height to ridge)

The applicant has stated in the application form that the brick is to match existing and cream and cream or off-white render to garage and dwelling. The external wall insulation system (EWI system) would be integrated into the design and would match the existing 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.

Additional Planning documents:

- South Yorkshire Design Guide

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.

Highways – No objections subject to conditions:

1. Access and parking facilities shall be surfaced in a solid bound material. Reason to ensure transportation safety under Policy T4: New Development and Transport Safety.

Trees – No objections subject to conditions:

1. No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:
 - Tree protective barrier details
 - Tree protection plan
2. No development or other operations shall take place except in complete accordance with the approved details and the tree protection fencing shall be installed in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced off in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

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 of Barnsley. 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 of the development could have a detrimental impact on the surrounding area. However, the applicant has stated that the materials to be used are to match the existing property. They have also designed the second storey extension with a step back and lower roof ridge line, therefore this would show the extension as subservient and would stop a terracing effect. The porch/front extension would bring the building line forward however it is not uncomplimentary of the existing property and would benefit from a sloped

roof. This is a modest extension and would provide a porch space and extra space to the living room of the property. This type of development has been done around the Borough and in the local area. The scheme has been designed to compliment the rest of the property and could be argued it would have a positive impact on the character of the area.

The site currently benefits from a large driveway and garden this would accommodate the proposed garage at the site. The orientation of the site means that the garage design is angled against the boundary. This would provide enough spaces for 2 vehicles to park in the garage and drive space. The scheme would be larger than what is recommended in the SYRDG, however due to the orientation of the site and the large garden plot the garage would still be subservient to the original dwelling and would be built to the height requirements. Multiple properties in the area benefit from garages to the side and rear with variations in size. Therefore, such a development would not look out of place and would be in keeping with the character of the area.

The applicant has stated in the application form that the brick is to match existing and cream or off-white render to garage and dwelling. The render would be installed to the front and rear of the garage and to the second storey of the dwelling. This theme is seen across the surrounding area and thus is acceptable in this instance as it matches the surrounding areas character. The external wall insulation system (EWI system) would also be integrated into the design, and would match the existing materials.

Therefore, as a result of the comments above, the impact on the visual amenity of the dwelling and the street scene as a whole would be maintained, in accordance with Local Plan Policy D1 and the requirements of SPD 'House Extensions and Alterations (2024)'. This weighs significantly in favour of the proposal.

Impact on Neighbouring Amenity

The application site is a semi-detached corner plot, with a large back garden and front garden and an existing garage. The extensions to the dwelling house would be constructed from matching materials and the scheme would comply with the 45- degree rule.

The development would not change the orientation of the property; however the porch feature brings the property line forward slightly. This could be done under permitted development, but the applicant has put it forward with this development. The 2-storey extension to the side of the property would not have any side windows to the second storey, but if there were they would only overlook the street due to the orientation of the building. Therefore, there is to be little to no detrimental impact on amenity to any neighbouring properties.

The proposed garage would be single storey and set behind the principal elevation of dwelling. It would not overshadow/overlook any properties as it would be on the boundary line opposite a patch of unused land on the corner of Charles Street and Windsor Crescent. Therefore, the proposed garage is unlikely to have a detrimental impact on the neighbouring amenity of nearby properties. However, in the name of protecting amenity the LPA will be attaching a condition to ensure that the garage cannot be used as an annex or for any business uses, as these uses could have a negative impact on amenity.

Therefore, as a result of the comments above, the impact on the neighbouring amenity of the dwelling and the street scene as a whole would be maintained, in accordance with Local Plan Policy D1 and the requirements of SPD 'House Extensions and Alterations (2024)'. This weighs significantly in favour of the proposal.

Highways

The proposed side extension would result in the reduction in length of the driveway and the loss of access to the garage within the rear garden. However, the proposals include the creation of a new frontage parking area within the site which satisfies the off-street parking requirement, and the spaces can be adequately accessed and egressed. The Council's highways Officer has therefore advised that the proposals do not adversely impact upon the highway and are acceptable from a highway's development control perspective, subject to the condition that access and parking facilities shall be surfaced in a solid bound material. This weighs significantly in favour of the proposal.

Tree Officer

The Tree Officer requested a tree survey due to trees that were present at the site. The applicant provided the LPA with the required information. The tree survey showed that the proposed extension and garage are located outside the rooting areas and canopy spreads of the two remaining trees at the site. As such the Tree Officer raised no objection to the scheme subject to the following conditions:

1. No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:
 - Tree protective barrier details
 - Tree protection plan
2. No development or other operations shall take place except in complete accordance with the approved details and the tree protection fencing shall be installed in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced off in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

As such, the proposal accords with policy D1 of the Local Plan and this weighs significantly in favour of the proposal.

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, 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.

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission. Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
2. The development hereby approved shall be carried out strictly in accordance with the plans (Nos: PL001 - Existing & Proposed Plans (1:50, 1:100, 1:500, 1:1250)) and specifications as approved unless required by any other conditions in this permission. Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.
3. No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:
 - Tree protective barrier details
 - Tree protection plan

Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.

4. No development or other operations shall take place except in complete accordance with the approved details and the tree protection fencing shall be installed in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced off in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority. Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.
5. Access and parking facilities shall be surfaced in a solid bound material. Reason to ensure transportation safety under Policy T4: New Development and Transport Safety.

Informatives

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner. If it

should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.