

Application Reference: 2025/0671

Site Address: 30 Chatsworth Road, Athersley South, Barnsley, S71 3QH

Introduction: Erection of rear single storey extension to dwelling

Relevant Site Characteristics

The application relates to a semi-detached dwelling within the Athersley South area. The street scene is characterised by predominantly semi-detached and detached dwellings. Predominantly red brick is used with pitched, tiled roof forms.

The site provides a small front garden and a substantial rear garden. A substantial two-storey side and rear extension is located to the north of the dwelling. The dwelling features a pitched. Tiled roof and the dwelling is constructed from red brickwork.

Site History

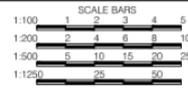
Application Reference	Description	Decision
B/04/0594/BA	Erection of side two storey extension to dwelling.	Permission Granted

Detailed description of Proposed Works

The applicant is seeking permission to erect a single storey rear extension. The proposal would have an approximate rearward projection of 2.4 metres. The proposal would have an approximate eaves height of 2.4 metres and an approximate total height of 3.4 metres. A lean to roof form is proposed. Bifold doors and a window are proposed facing the rear garden space. Three roof lights are detailed symmetrically to the extension. Matching brickwork and roof tiles are detailed.

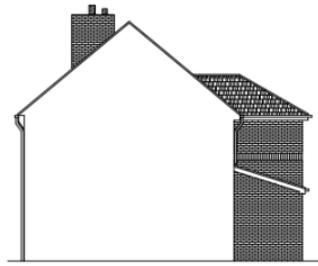
Drawing No.	Rev No.
MCL001 -003	

IF IN DOUBT ASK!

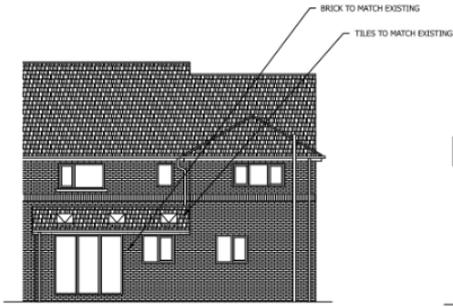


DO NOT SCALE: Contractor to check all dimensions and report any omissions or errors

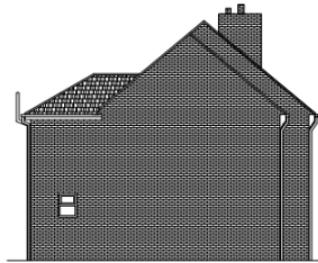
NOTES



PROPOSED END ELEVATION
SCALE 1:100 AT A3



PROPOSED REAR ELEVATION
SCALE 1:100 AT A3



PROPOSED END ELEVATION
SCALE 1:100 AT A3

No.	Description	By	Check	Date
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Client: MRS C ELVIN

Drawing Title: PROPOSED ELEVATIONS

Address: 30 CHATWORTH ROAD
ATHERSLEY SOUTH
BARNLEY
S71 3QH

Project Name: PROPOSED SINGLE STOREY
REAR EXTENSION

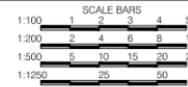
Project Phase: PLANNING

Drawing Status: FIRST ISSUE

Drawn by:	Checked by:	Scale:	Date:
AS/SH/MS	MS	1:100 AT A3	21/07/2024
Project No:	Drawing No.:	Project Name:	Project Phase:
MCL001	003	PROPOSED SINGLE STOREY REAR EXTENSION	PLANNING

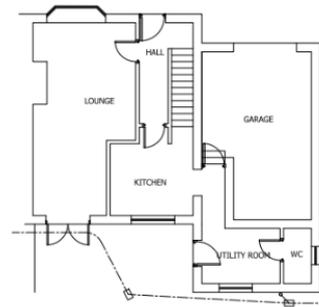
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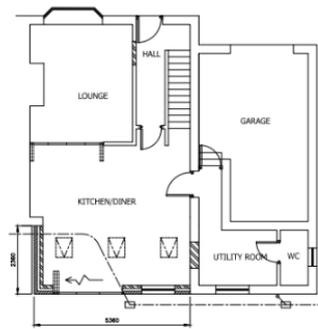


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NOTES



EXISTING GROUND FLOOR PLAN
SCALE 1:100 AT A3



PROPOSED GROUND FLOOR PLAN
SCALE 1:100 AT A3

No.	Description	By	Check	Date
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Client: MRS C ELVIN

Drawing Title: PROPOSED PLANS

Address: 30 CHATWORTH ROAD
ATHERSLEY SOUTH
BARNLEY
S71 3QH

Project Name: PROPOSED SINGLE STOREY
REAR EXTENSION

Project Phase: PLANNING

Drawing Status: FIRST ISSUE

Drawn by:	Checked by:	Scale:	Date:
AS/SH/MS	MS	1:100 AT A3	21/07/2024
Project No:	Drawing No.:	Project Name:	Project Phase:
MCL001	004	PROPOSED SINGLE STOREY REAR EXTENSION	PLANNING

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 '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 rear extension provides a rearward projection of approximately 2.4 metres which is considered acceptable in reference to the House Extension SPD. An eaves height of approximately 2.4 metres is also detailed which is in line with the House Extensions SPD. The use of a lean to roof form is preferred, despite not being seen from the highway. The proposed rear bifold doors are detailed sympathetically to the dwelling and the use of matching materials is welcomed.

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 substantial weight in favour of the application.

Impact on Neighbouring Amenity

Given the proposed extension would be erected to the North of adjoined 28 Chatsworth Road, the proposed extension would provide little to no loss of sunlight. The proposal is a modest size and provides limited to no loss of sunlight or outlook to neighbours. The use of a lean to roof assists in reducing the impact of the proposal nearest to neighbours. In terms of overlooking, there is only glazing on the rear elevation looking into the applicant's garden. Substantial boundary treatment also assists in screening the proposal which both reduces the impact of the proposal and prevents 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 substantial weight in favour of the application.

Highways

The proposal does not result in the increase of bedroom facility at the site or any reduction in the substantial 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 not been necessary to make contact with the applicant to request further information regarding the application.

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.