

Application Reference: 2025/0584

Site Address: 30 Richard Road, Darton, Barnsley, S75 5NP

Introduction: This application seeks full planning permission for a first floor side extension over existing garage and loft conversion

Relevant Site Characteristics:

Located within a street of predominantly semi-detached houses, within the immediate street scene the application dwelling is the only detached dwelling. Set within a relatively large corner plot, the dwelling shares some design features with its neighbouring dwellings, such as a rendered top half of the front elevation and a concrete tiled apex roof. However, with an attached ground floor garage on the eastern side elevation, a ground floor room akin to an extension, featuring an unusual freestanding, above ground floor roof height, stone chimney stack on the western elevation, the dwelling is overall more prominent than its neighbours with the street scene. Adding to this prominence at the rear is another ground floor projection akin to an extension but as with the other aspects of the dwelling, this rear extension appears to have been an original feature of the dwelling, with a 1948 OS map not showing the dwelling or the street but a 1960s OS map showing the current footprint of the dwelling. Through historic aerial photographs, it appears the aesthetics and possibly the roofs of the ground floor structures have been altered.

Site History

There is no recorded site history for this address.

Detailed description of Proposed Works

The proposal is for a loft conversion, a small ground floor rear extension and first-floor addition to and above the existing garage. Whilst an internal loft conversion does not generally require planning consent; to accommodate adequate living space within the loft, the roof is proposed to be heightened by approximately 0.75m, measured on the front and side rear elevation plans, The ground floor aspect of the garage would be extended by approximately 1.46m to 7.74m, internally the length of the garage would be increased to 4.22m, with a separate utility room occupying the remaining space. The first-floor extension would extend across the ground floor garage and utility room but with a setback feature a shorter length of approx. 7.49m. The width of the garage structure remains unaltered, but the eaves and roof height would increase to approximately 2.38m and 6.78m from original heights of 1.74m and 2.84m respectively, measured on the front east corner elevation except the new height which measured from the ridge height downwards. The proposed external materials throughout the development are proposed to match those used within the existing dwelling.

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 comments 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. 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

Impact on Neighbouring Amenity

The proposed ground and first floor extension to the existing garage, whilst located close to the neighbouring dwelling of No 28, would have minimal impact on their amenity due to their own similar two-storey extension attached to the western elevation of their dwelling. Although smaller, like the applicant's proposal, the extension does not feature side windows and unlike the applicant's dwelling, their extension is built up to the boundary treatment. Regarding the increase in roof height, the dwelling and consequently roof height is already higher due to reducing ground level as the street declines as it heads eastwards towards Barnsley Road, and with north facing rear garden for both dwellings, there would be a minimal impact on loss of light although the dwelling may be considered slightly more overbearing following the proposed works. Overall, the impact on the amenity of No 28 would be considered as limited.

The dwelling which is potentially more affected by the whole proposal is No 32 Richard Road, a semi-detached dwelling which sits at an approximate angle of 90-degrees to the rear of the

application dwelling. With a distance from the centre of the proposed rear window of the first-floor extension and the rear boundary with No 32 of approximately 6.3m instead of 10m recommended in the SPD House Extensions and Domestic Extensions, the extension has the potential to overlook its neighbour. In mitigation of this issue, the rear window is located no further forward than the existing windows of the dwelling, and although not strictly overlooking a blank elevation, the window broadly overlooks the side elevation of No 32 which consists of a ground floor entrance door and a small, presumably landing or bathroom window at a distance of approximately 12.8m, which is more than the 12m recommended in the SPD for overlooking a blank elevation. With the distance to rear boundary issue, the window, as the existing windows do, would overlook the side garden of No 32, but this area of garden is paved and appears to be used for parking provision or potentially other utility uses, unlike the rear garden where the same paving appears to be used as a patio overlooking the lawn.

In common with the impact on No 28, the proposed increase in roof height, now devoid of potentially intrusive dormer windows would potentially only have a small impact of overbearing but would not significantly affect light levels to the eastward facing rear garden or western facing front garden. It is however recognised that due to, height, proximity and existing overlooking, the proposal would not have a harmful impact on the amenity of No 32.

Overall, the proposal would not introduce significant harm to neighbouring amenity and therefore complies with policy D1 of the Local Plan.

Scale, Design and Impact on the Character

Undeniably the scale of the dwelling would be impacted by the increase in roof height, modest rear ground floor extension and the addition of a first floor above the existing garage. With the neighbouring dwelling featuring a full two storey height extension, but set back further than the applicant's proposal, along a similar structure on a dwelling opposite, a precedent has ultimately been set, and with an approximate 0.38m gap to the boundary maintained, along with a required set back of the first floor extension and stepdown of the roof included, the impact of the extension would not be significantly detrimental to the dwelling or street scene and would be broadly in compliance with local policy. With matching materials to the host dwelling also proposed, the impact of the ground floor extension and first floor addition to the garage would be considered to have a limited impact upon the scale, design and character of the dwelling.

As mentioned in the 'Impact on Neighbouring Amenity' section of this report, the dwelling and its roof is already set higher than its neighbouring dwellings due to the eastwardly decline of the street. The increase in height would further exaggerate this feature but unlike most other dwellings on the street, the application dwelling is detached, so the height difference would be less prominent in comparison to the neighbouring dwelling of No 28 than it would have been if the said neighbour was attached to the application dwelling. Nevertheless, even with the removal of the originally proposed dormers which in addition to privacy concerns were not an aesthetically desirable addition to the dwelling, the height increase of the roof would be considered to have a limited impact on the scale, design or character of the dwellings within the immediate street scene.

Overall, the extension would be acceptable in terms of its design and visual amenity and therefore complies with policy D1 of the Local Plan.

Highways

The proposal has the potential to increase the number of vehicles kept at the address, through the addition of a fourth bedroom and the proposed attic rooms. With no alterations though to the existing parking provision, which includes two in curtilage parking spaces and a garage which remains too small to be considered as official parking provision, the proposal meets local policy guidance for a minimum of two off-street parking spaces for dwellings with three or more bedrooms. With the proposal meeting local policy requirements and no alterations to existing parking or access provision, it would be expected that the proposal would not have a detrimental impact on highway safety and is therefore in accordance with policy T3 of the Local Plan and Parking SPD.

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

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.