

Application Reference: 2025/0881

Site Address: 3 Tor Close, Smithies, Barnsley, S71 1XS

Introduction: This application seeks full planning permission for the erection of first floor bedroom above existing side extension to dwellinghouse

Relevant Site Characteristics

The application site is a two storey semi detached house with brick walls and a concrete roof. The house has a single storey side extension and a front porch.

The street scene is characterised by semi-detached and detached houses in the immediate vicinity with similar materials and design to the application house.

Site History

Application Reference	Description	Status (Approved/Refused)
2015/0007	Erection of front porch extension and single storey side/rear extension to dwelling	Approved
2014/0868	Erection of front porch extension, single storey extension and first floor side extension to dwelling	Approved
B/79/3315/BA	Erection of 75 dwellings with associated roads and sewers	Historic

Detailed description of Proposed Works

The application proposes to erect a first floor extension over the existing single storey side extension, using bricks and tiles to match existing. While the existing side extension projects forward of the main front wall of the house (with a wrap around roof extending over the front porch) the proposed extension is designed with a set back from the main front wall of the house and with a vertical break in the roof plane and a lowered ridge line compared to the roof of the existing house. The proposed extension, together with other internal alterations, will result in a three bedroom house as one of the existing bedrooms is planned to become an ensuite and store.

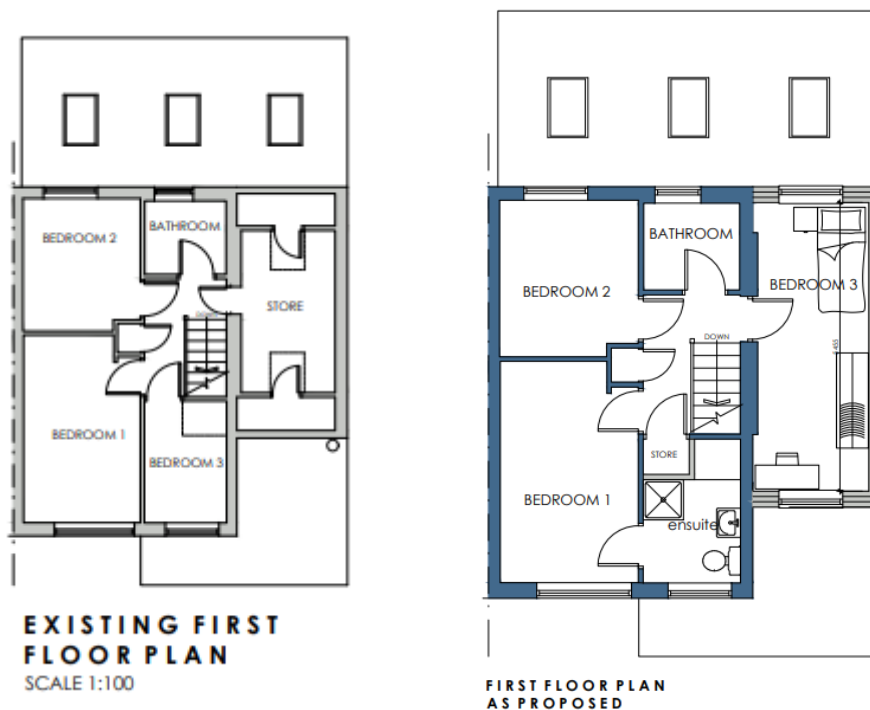
Elevations as proposed



Elevations as existing



Existing and proposed first floor plans



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 and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

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.

Local Plan

The site is allocated as Urban Fabric with the adopted Local Plan. 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.

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 9 – Promoting sustainable transport

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 SPDs 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 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 unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle

The site falls within a residential area that is designated as Urban Fabric in the Barnsley Local Plan. Extensions and alterations to a domestic property are acceptable in principle provided that they remain subservient to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity of adjacent properties.

Scale, Design and Impact on the Character

The adopted House Extensions and other Domestic Alterations SPD establishes general principles for house extensions, including that they should be of a scale and design that harmonises with the existing building and be subordinate to it. The SPD states that linking or closing the gap between semis to give the effect of a terrace must be avoided and two storey side extensions should have a pitched roof following the form of the existing roof; and that a set back of at least 500mm from the front main wall of the dwelling, which will allow for a vertical break in the roof plane and a lowering of the ridge height, is desirable. The proposal secures these design measures, with a set back of a little over 1.7m from the front main wall of the dwelling, a vertical break in the roof plan and the proposals ridge height in the region of 0.5 metre below that of the main house.

The SPD also states that where practicable the side extension should be set in by one metre from the side boundary with an adjacent property, to avoid the terracing effect, and because it gives the benefit of external access to the rear of the property. However, in this instance, this measure is not practicable because the first floor side extension is over an existing ground floor extension that extends up to the side boundary with the adjacent property.

The SPD states that the sideways projection of a two storey side extension should not exceed more than two thirds the width of the original dwelling. The sideways projection at 2.5 metres is half of the 5 metre width of the original dwelling.

The extension is considered to be acceptable in visual terms, subject to a condition that matching facing and roofing materials will be used, and to be in compliance with Local Plan policy D1, and as such carries moderate weight in favour of the application.

Impact on Neighbouring Amenity

The application house and the next door (but not adjoining) neighbour are staggered with the neighbour's house set further back from the road by some 4.6 metres (measured from main front walls). The neighbour has only a doorway and a first floor stairs window in the elevation facing the application site. The proposed first floor extension is set 1.7 metres back from the application house main front wall. This means that it will extend nearly 3 metres in front of the main front wall of the neighbour's house. However, as the extension will be sited at its closest 2.3 metres from the neighbour it is considered that the relationship between the proposal and the neighbour is acceptable and will not result in any unreasonable loss of light.

The proposal will not result in any material harm to the amenity of neighbouring properties and is in compliance with Local Plan policy GD1. This carries moderate weight in favour of the application.

Highways

The application site has already lost its off street parking by virtue of the previously approved and built ground floor extension which allowed for an integral garage which fell well short of the required internal space standard set out in the South Yorkshire Residential Design Guide. The proposal will not change the accepted situation that there is off-street parking available for two vehicles to the front of the property and the proposal does not change the number of bedrooms (3) in the property.

It is concluded that the proposal will not impact on parking or highway safety conditions and this carries no weight.

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.