

Application Reference: 2025/0581

Site Address: 562 Doncaster Road, Ardsley, Barnsley, S71 5AG

Introduction: Demolition of rear conservatory and replace with single storey rear extension and conversion of integral garage into living accommodation.

Relevant Site Characteristics

The property is a semi-detached dwelling within the Ardsley area. The area is characterised by various house types with various materials including terraced properties, semi-detached properties, detached properties and bungalows. Materials include red brick, render and stone. Pitched or hipped, tiled roof forms are commonplace.

The site provides a modest rear garden and front garden. A two-storey extension is located to the south of the dwelling incorporating a garage at ground floor level. A small conservatory is located to the rear of the dwelling. The dwelling is constructed from red brickwork and has a tiled hipped roof.

Site History

Application Reference	Description	Status
B/00/0413/DO	Erection of car port extension to dwelling	Refused
B/00/0414/BA	Erection of two-storey extension to dwelling	Approved

Detailed description of Proposed Works

The applicant is seeking permission to replace a rear conservatory with a single storey rear extension and to convert the existing garage into living accommodation. The rear extension would provide a projection of approximately 2.5 metres. A height of approximately 3.9 metres is proposed along with an approximate eaves height of 3 metres. A width of approximately 8.1 metres is proposed along with matching materials. Three rooflights are detailed to the proposed roof. Centrally a door has been detailed with two windows to the north side of the door and two elongated windows to the south side of the door. The existing driveway is proposed to be altered to allow for increased parking facility.



NOTES
 All dimensions must be checked on site and not taken from this drawing.

- EXISTING CONSERVATORY TO BE REMOVED SHOWN CROSS HATCHED
- NEW/PROPOSED WORKS SHOWN IN RED
- BRICKS REMAINING WALL TO BE RE-POSITIONED TO CREATE TWO CAR PARKING SPACES.
- THIS WILL REQUIRE REMOVAL OF EXISTING CHERRY TREE.
- NO ALTERATIONS PROPOSED TO FIRST FLOOR.
- PROPOSED NEW GROUND FLOOR LAYOUT SHOWN ON PLAN N°2.
- MATERIALS FOR NEW WORKS TO MATCH EXISTING: BRICKWORK - RED BRICK; ROOFING - GREY SLATE; WINDOWS - 2X GLAZED U.P.V.C. (PBRGA APPROVED).

E	
D	
C	
B	
A	

Date: _____ Revisions: _____

Client: _____

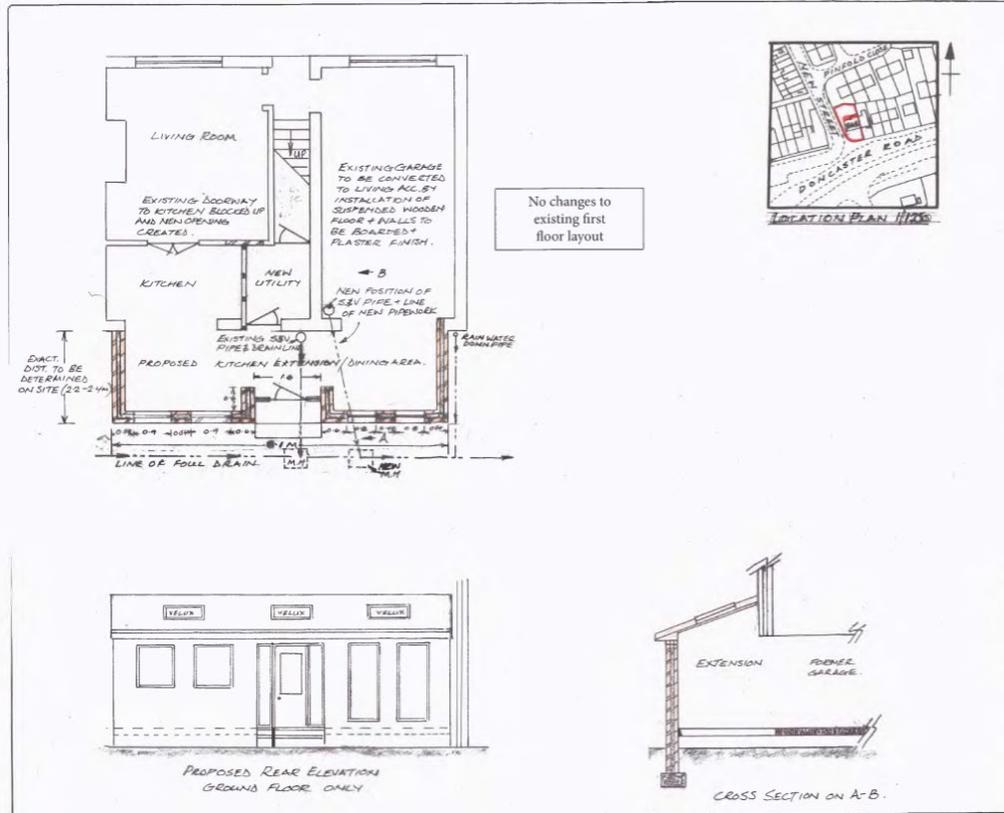
Job Title: _____

Drawing Title
 PLAN TO ACCOMPANY PLANNING APPLICATION FOR REAR EXTENSION AT 562 DONCASTER ROAD, BARN SLEY ST 5AS.

Scale: 1/100

Date: MAY 25 Drawn by: S.C.

Sheet No: 1 of 2.



NOTES
 All dimensions must be checked on site and not taken from this drawing.

Building Name
 Foundations - Concrete strip footing 300mm x 300mm Deep to be determined on site to ensure adequate depth if not encountered.

Party Wall Construction - concrete block below ground level with inner concrete with 100mm concrete DPC. Outer leaf of Red Clay Engineering Bricks to match existing. Inner Leaf to be Red Clay Engineering Bricks (value 6) with 100mm concrete DPC. Insulation provided by 100mm Isotherm 100 and 100mm Air Gap - to give a value of 0.17 w/m2.

Roofing - New roof to be built over all heads and eaves and areas of all eaves. DPC to be built into all heads and eaves of all eaves. Insulation provided by 100mm Isotherm 100 and 100mm Air Gap - to give a value of 0.17 w/m2.

Roof Covering to be Clay Slate to match existing. Construction - 100mm x 100mm timber rafters at 600mm c/c with 100mm insulation above and 100mm below. Insulation provided by 100mm Isotherm 100 and 100mm Air Gap - to give a value of 0.17 w/m2.

UPVC - Double Glazed windows and doors to be supplied and installed by approved FENSA contractor Class 1 level Degree 2 with 100mm Isotherm 100 and 100mm Air Gap - to give a value of 0.17 w/m2.

Floor - Suspended timber floor to both extension and garage. 100mm floor grade insulation on vapor check membrane on 100mm x 100mm floor joists. 100mm Isotherm 100 and 100mm Air Gap - to give a value of 0.17 w/m2.

Insulation between joists - 100mm Isotherm 100 and 100mm Air Gap - to give a value of 0.17 w/m2.

Drainage - existing but water from first floor bathrooms to be redeigned to include internal 100mm pipe under kitchen garage area and connect to floor of new work to existing foul drain. New manholes to be installed at new junction. Lines to be installed over pipe work where it passes through existing wall.

Client: _____

Job Title: _____

Drawing Title
 PLAN TO ACCOMPANY PLANNING APPLICATION FOR REAR EXTENSION AT 52 DONCASTER ROAD BARN SLEY ST 5AS.

Scale: 1/50

Date: MAY 25 Drawn by: S.C.

Sheet No: 2 of 2.

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 would provide a rearward projection of approximately 2.5 metres. This would be an increase of 0.4 metres on the existing rear conservatory extension. This rearward projection is considered modest and not too dissimilar to the existing rear conservatory extension. A height of 3.9 metres with an eaves height of 3 metres along with a lean to roof form would provide a proposal in keeping with the character of the existing

dwelling. The proposed rooflights and rear windows are detailed symmetrically to the extension along with the proposed door. In addition the use of matching materials assists in retaining the character of the dwelling, especially given the proposal can be seen from the street to the west of the site.

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 considerable weight in favour of the application.

Impact on Neighbouring Amenity

The proposed extension would be erected to the west of adjoined 564 Doncaster Road resulting in any loss of sunlight to be restricted to the late evenings. The proposal would only impact the neighbour marginally more than the existing rear conservatory extension. Given the proposal offers a minor increase in projection by approximately 0.4 metres, the increased impact would be minimal. Furthermore, no representations have been made in objection to the proposal. The proposal is a single storey extension with a relatively minor rearward projection. Given a proposal with a larger rearward projection could be erected in a similar position under permitted development it would not be prudent to restrict this proposals' rearward projection in relation to neighbouring amenity. Sufficient boundary treatment to the rear of the site is in place to reduce any possibility for overlooking to the rear neighbours. The proposal would not be detrimentally more impactful on rear neighbouring residential amenity than the existing rear conservatory.

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. The proposal does result in the loss of an integral garage. Efforts have been made to compensate for this through the installation of a retaining wall in the rear garden to increase the driveway parking facility to accommodate two cars. This would help to alleviate any parking restrictions on site. 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.