

Application Reference: 2025/0966

Site Address: 48 Bow Street, Cudworth, Barnsley, S72 8JW

Introduction: This application seeks full planning permission for a Two storey side extension to dwelling.

Relevant Site Characteristics:

The dwelling a two storey, red brick, end terrace with a large side garden, which appears to be original, rather than created through development of the area. Due to the land level, the ground level at the rear elevation of the dwelling is significantly lower than the level at the front.



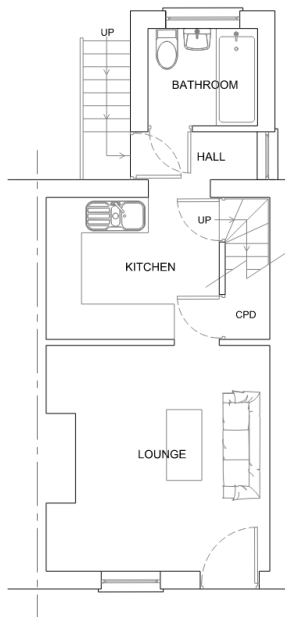
Site History

There is no recorded site history for this address.

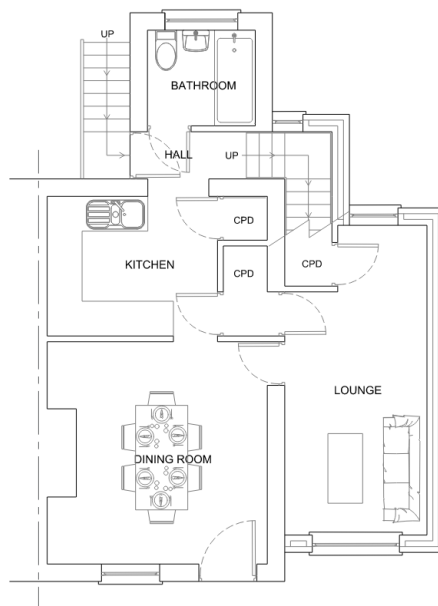
Detailed description of Proposed Works

The amended proposal is for a two storey side elevation, located on the northern elevation within the large side garden.

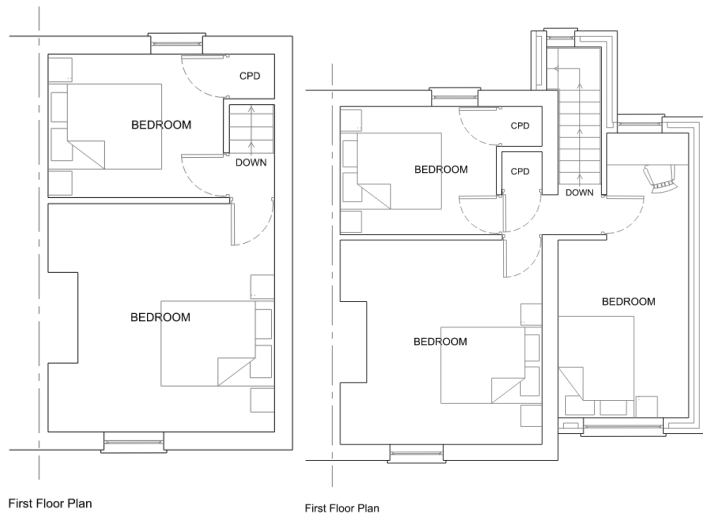
Existing and Proposed Floor Plans and Elevations



Ground Floor Plan

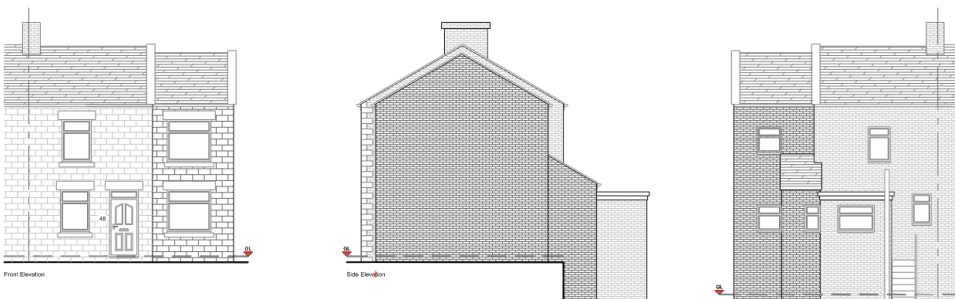
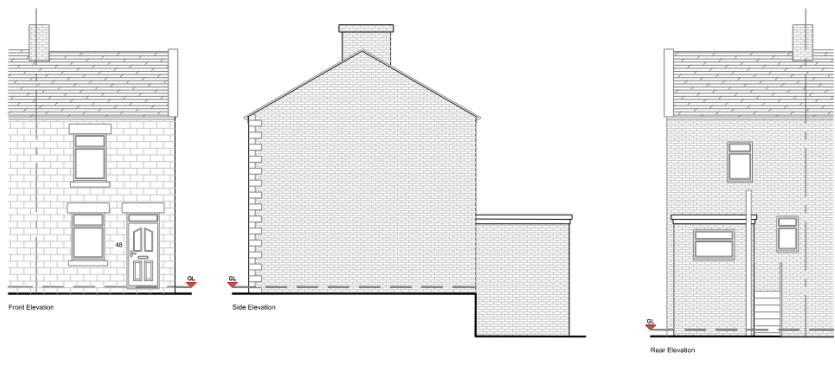


Ground Floor Plan



First Floor Plan

First Floor Plan



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 were 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.

Scale, Design and Impact on the Character

The proposal has been reduced in scale to meet the requirement of SPD House extensions and other domestic extensions, which restricts the size of side extensions to two thirds of the width of the original dwelling. With an approximate width of 2.75m and an original house width of 4.24m, the proposal meets this requirement.

The SPD requirements also requires extensions to feature a step down of their roof, and a setback from the front elevation to show subordination to the original dwelling. The proposal has again been amended to meet both of these requirements.

When the above aspects are combined with matching brickwork, and roof style, along with windows of a matching design, albeit at a wider scale, the proposal would match the original dwelling and would only have a limited impact on its scale, design and character.

The proposal would therefore be compliant with local policy GD1 and D1, which carry moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

For the limited number of neighbouring dwellings of Bow Street, given the location of the proposed extension, there would be little or no impact on their amenity. In contrast, due to the location of the neighbouring dwellings on Barnsley Road, there is the potential for some impact.

The terrace block on Bow Street, where the application dwelling is situated, runs in an approximate south to north-east direct as it leads up to Barnsley Road. The long Terrace block on Barnsley Road has an approximate north-west to north east direction, with a shortening gap between itself and the terrace block of Bow Street. The resulting layout unavoidably results in indirect mutual overlooking of the dwellings and there rear gardens.

For the application dwelling, the proposal includes a single, and modest sized rear bedroom window within the first floor of the extension. Usually a distance of 10m is required between such a window

and the rear boundary treatment, 12m to a blank elevation of a neighbouring dwelling, and 21m between habitable room windows. Due to the unusual layout of the applicant's dwelling, there is only around 4.5m to the rear (side) boundary, about 16m to the rear of a dwelling on Barnsley Road, due to the angles of the dwelling, it would not appear that any windows would directly overlook each other.

As the window is set back approximately 0.6m from the existing rear elevation, and existing rear windows, the proposed window would have less of an impact than the existing windows. However, the window would overlook the rear gardens, of dwellings on Barnsley Road, and this may be considered as a moderate impact on neighbouring amenity. Mitigation would arise from the fact of the already noted mutual overlooking of the dwellings of both streets.

With just one window causing a moderate amount of potential harm to residential amenity, and with the issue already existing, the proposal would remain in accordance with local policy GD1. This carries moderate weight in favour of the proposal.

Highways

There are no proposed changes to access or parking provision, with access and ample available space for in curtilage parking provision. However, there are two areas of dedicated parking provision for multiple cars outside of the dwelling, one immediately outside the front garden and the other on the opposite side of the street. With the limited number of residential dwellings on the street and ample parking within the large commercial premises, the proposal would have no impact upon highway safety, w

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

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- The original proposal was deemed too large and featured no step down of the roof or set back. The amended plans addressed this issue.

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.

Conditions and Informative

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 amended plans

- Existing Floor Plans 867 Drg No. 001
- Proposed Floor Plans 867 Drg 002
- Existing Elevations 867 Drg No. 001
- Proposed Elevations 867 Drg 002
- Location Plan

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. The external materials shall match those used in the existing building.

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.

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.