

Application Reference: 2025/1087

Site Address: 64 Strafford Walk, Dodworth, Barnsley, S75 3RB

Introduction: Erection of a single storey extension and installation of dormer window to the southern elevation of dwelling

Relevant Site Characteristics

The property is a detached dwelling within the Dodworth area. The surrounding area is characterised by a mixture of property types including detached dwellings and terraced dwellings. A mixture of materials have been used in the area including, red brickwork, stone and render. Pitched roof types are commonplace.

The site provides substantial garden space to the rear and sides. A long driveway is located to the front of the dwelling provides access to the west of the site. A double garage is located to the front of the dwelling facing westerly. A two storey side extension has been erected to the east of the dwelling. The property is constructed from stone and provides a pitched roof along with a gable elevation facing the east.

Planning History

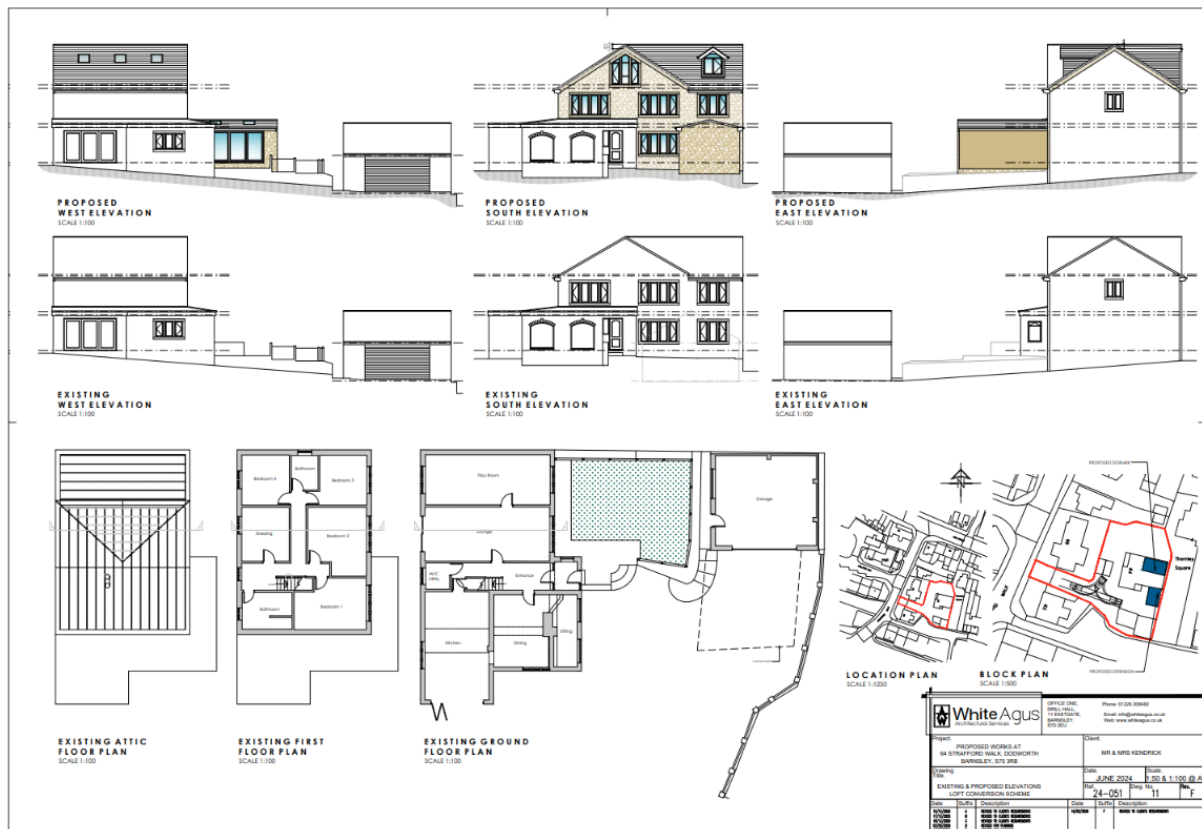
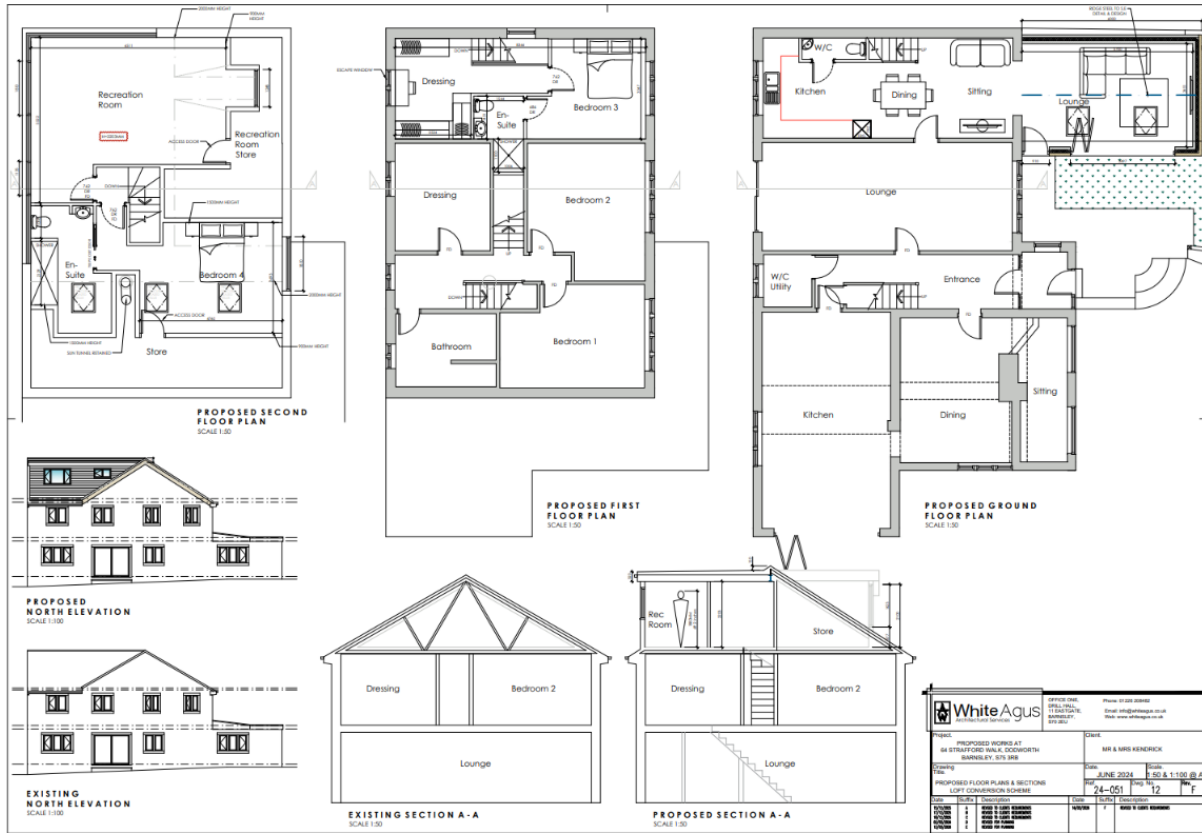
Reference	Description	Decision
B/79/2057/DO	Erection of one dwelling and private double garage with formation of vehicular access	Historic Decision
B/79/2718/DO	Outline for erection of 2 dwellings	Historic Decision
B/83/0795/DO	Erection of private double garage and 2 m high boundary wall	Permission Granted
2009/1119	Erection of two storey side extension to dwelling	Approve with Conditions
2025/0285	Erection of front extension to existing detached double garage to create annexe.	Refused

Detailed description of Proposed Works

The applicant is seeking permission to erect a single storey extension to the front of the dwelling and to install a flat roofed dormer window to the rear, a dormer to the front and install a window to the front elevation. The ridge height of the dwelling is proposed to be increased by approximately 0.3 metres to facilitate the use of the upper floor. The front extension would have forward projection of 6 metres and have an approximate width of 4 metres. A gable roof form is proposed with an approximate eaves and ridge height adjoining the dwelling of 2.7 metres and 3.4 metres respectively. Two rooflights are proposed to the west facing roof plane and bifold doors are proposed to the west elevation. Stonework is proposed to the south and west elevation and cream render is proposed to the east elevation. Matching rooftiles to the dwelling are proposed.

A flat roofed dormer window is detailed to the rear elevation. The dormer would have an approximate height of 2.5 metres and an approximate projection of 4.2 metres. A width of approximately 7.5 metres is proposed. Two windows are proposed to service a recreation room. A pitched roof dormer has been proposed to the front elevation with an approximate

height of 2 metres and an approximate projection of 3.4 metres. An approximate width of 1.9 metres is proposed. Matching materials are detailed. A window has been proposed to the gable front elevation of the property with an approximate width of 2.1 metres and extending into the upper of the gable.



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.

Representations

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

Consultations

No consultations required

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 'the front elevation of a building is the most important for its contribution to the street scene. Generally, therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene or cause overshadowing to neighbouring dwellings. Large extensions and conservatories are likely to appear particularly intrusive and will not normally be acceptable. Extensions at the front of individually designed, detached houses, which are set back from the highway or set on staggered building lines, may, in certain circumstances, be

acceptable. However, the extension must complement the original house and not adversely affect any adjacent property or the street scene.'

The proposed front extension does provide a substantial forward projection of 6 metres. However, although the proposal is to the front of the dwelling, the principal elevation of the dwelling at ground floor level is not prominently within the street scene due to the screening of the site to the south and west by substantial boundary treatment. The extension would be seen to the east of the site; however, the proposal could only be seen from a private drive of a neighbouring site. The proposed eaves and ridge height is considered modest, and the use of matching stonework and roof tiles is welcomed. The use of render is considered acceptable given it is detailed to be cream to match the existing stonework, it is not within the street scene and other rendered properties and features are commonplace.

The Supplementary Planning Document for House Extensions states 'The design of the dormer window should reflect the character of the area, the surrounding buildings and the age and appearance of the existing building. Flat roof dormers which tend to be larger and have horizontal emphasis can be seen in more recent housing developments. These have proved to be more expensive to maintain and prone to failure. Flat roof dormers are considered aesthetically inferior and are not normally acceptable. Consequently, pitched roof dormers are generally considered more appropriate for both aesthetic and practical reasons. To assess whether a dormer on the front or principle elevation will be appropriate, the roofs of the surrounding buildings should be examined. Unless the street is characterised by dormers on the frontage, or these are a feature of the area/street/terrace, dormer windows should be located on the rear or secondary elevations.'

The proposed front elevation dormer provides a pitched roof form, allowing the proposal to remain more in keeping with the character of the dwelling and surrounding dwellings. The ridge of the dormer has been set down from the existing roof height, and the dormer is set back from the front elevation. Overall, the dormer is considered modest in size and materials and is in keeping with the site. The proposed rear dormer is flat roofed which is not preferred, however given the proposal is to the rear of the dwelling, the dormer would have little impact on the character of the dwelling or the street scene. The use of matching materials allows the proposal to remain in keeping with the site.

The proposed window to the front elevation is detailed centrally to the gable. The style of the window matches the other glazing on the dwelling. Although the location of the window is not ideal, it is acknowledged the window could be installed under permitted development.

The increase in roof height is acknowledged to be necessary to allow for the proposed loft conversion. The increase of 0.3 metres is considered minor. Given the dwelling is detached and there is no consistent roof line in the street scene, the increase in roof height would not be impactful on the character of the site or street scene.

It is therefore considered that the proposed development 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 significant weight in favour of the application.

Impact on Neighbouring Amenity

The proposed extension would be erected to the south of the dwelling and is screened to the west and south by existing boundary treatment and a detached garage. The proposal would therefore have no impact on neighbouring properties to the west and south. The proposal would be erected to the west of neighbouring 4 Thornley Square. Although the proposal would have the potential to overshadow the garden space to the east, the extension would be no more overbearing or have no greater impact than the existing dwelling and detached

garage. It is also acknowledged some screening is in place which will reduce the impact of the proposal.

The proposed front dormer would provide no greater opportunity for overlooking than the existing front elevation windows. The screening to the south of the site assist in preventing any opportunity for overlooking to the rear amenity space of dwelling on Naylor Grove. The proposed rear elevation dormer would also provide no greater opportunity for overlooking than the existing rear elevation windows. The dormer would be on a roof to the south of the nearest neighbours however would not prevent any greater loss of light than the existing roof.

The increased roof height of 0.3 metres is considered minimal and although would have an impact on neighbours to the east the impact is not considered detrimental.

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 would not increase the numbers of bedrooms at the property or impact the existing 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 moderate weight in favour of the application.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal does not fully comply with the relevant plan policies and planning permission should not be granted. For the reasons given above, and taking all other matters into consideration, planning permission should be refused.

RECOMMENDATION: Approve subject to Conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

It has been necessary to make contact with the applicant to request plans and elevations be amended to alter the proposed flat roofed front dormer to a pitched roofed dormer which would comply with the House Extensions SPD. Amendments were received 16th March 2026 providing a pitched roofed dormer to the front and adding a flat roofed dormer to the rear to allow for the space required for the loft conversion. A proposed increase in roof height by 0.3 metres was also included.

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:

- 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 the amended plans:

Proposed Floor Plans & Sections Loft Conversion Scheme 24-051 DwgNo:12 Rev:F
Existing & Proposed Elevations Loft Conversion Scheme 24-051 DwgNo:11 Rev:F

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 and Local Plan Policy HE1 The Historic Environment.

- 3) The external materials of the west and south elevations of the extension shall match those used in the existing building and the east elevation of the extension shall be constructed from cream render.

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.

- 4) The external materials of the front and rear dormers shall match the roof materials of 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.

Informative(s):

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.

2. This permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant.