

## Application Reference: 2025/0327

**Site Address:** 5 The Paddock, Darfield, Barnsley, S73 9BD

**Introduction:** This application seeks full planning permission for the ‘erection of a single storey, flat roofed (with roof lantern) rear garden room extension’.

### Relevant Site Characteristics

Situated in essentially a large corner plot on the bend of a small cul-de-sac on an estate of predominantly similar bungalows, adjacent to the A6355 Saltersbrook Road in Darfield; the extended red-brick, detached bungalow features a large front garden with driveway and lawn, a side garden, and a rear garden bordering Saltersbrook Road. There is good separation between the neighbouring dwellings, with an alleyway separating the application dwelling and No.7. Located within the rear garden is a permanent and modest sized gazebo, and a small green house. The rear garden is separated from Saltersbrook Road by a relatively high hedge.

### Site History

Application Reference	Description	Status (Approved/Refused)
B/79/2624/DA	Erection of private double garage and formation of vehicular access.	No Information
B/91/0579/DA	Erection of extension to bungalow.	Approved

### Detailed description of Proposed Works

The proposal is for a rear extension which would feature a flat black rubber roof and a sky lantern. The rear projection of the extension would be approximately 6m, with a width of 4m and a flat roof height of 2.9m. The proposed roof lantern, located in the centre of the roof would extend the maximum height to approximately 3.5m. The proposed material for the extension is concrete grey colour, wood effect cladding and anthracite grey bi-fold doors.

### 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 responses 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

Whilst the size of the original dwelling is unknown, the scale of the proposal at 24 sqm is proportionate to the size of the current extended dwelling at approximately 170 sqm, and the gross plot size of 742 sqm. On the rear elevation, the height of the proposed flat, black rubber roof would be in line with the eave's height of the main roof at approximately 2.9m high whilst the roof lantern would be higher at 3.5m, it would be below the height of the gable end at approx. 4.65m or ridge height of approx. 5.02m. Solely for the scale of the proposal, there would be little or no impact on the design or character of the overall dwelling.

Broadly, the design of the proposal is relatively standard for a contemporary rear extension, but the material choice of wood effect, grey concrete colour cladding is more unusual. If the proposal had been situated elsewhere on the dwelling, more concern may have been raised about the proposed material. However, given its location within a relatively secluded rear garden, the impact on the design and character of the dwelling, considering the location on the rear elevation, would be only have a modest impact. It is acknowledged that the rear boundary of the dwelling is shared with a classified road, therefore, the rear of the dwelling is more exposed than other rear garden areas which back on to neighbouring properties. However, there is a mature hedge on the rear boundary which limits views of the extension. It is noted that this hedge could be cut back or removed but, it is likely that a solid boundary treatment would always be retained to the rear to maintain privacy levels. There is also a highway verge separating the boundary with the back edge of the footpath. Furthermore, views into the site from the highway would be fleeting and existing extensions of varying sizes, designs and materials are already visible within the streetscene.

For the reasons outlined above, although matching materials would be preferable, on this occasion given the position of the extension and the existing boundary treatments, the proposal is acceptable and would maintain visual amenity to a reasonable degree, in accordance with Local Plan policy D1.

#### Impact on Neighbouring Amenity

Due to the location of the dwelling, the location of neighbouring dwellings, and the relatively limited size of the proposal, there would be little or no impact on the amenity of neighbouring dwellings. As such, privacy levels would be maintained and the extension would not result in excessive overshadowing, or be an overbearing feature, in accordance with Local Plan Policy GD1.

#### Highways

With ample existing parking provision maintained and unaffected by the proposals, there would be little or no impact on parking provision or highway safety.

#### 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**

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.

#### **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.**