

Application Reference Number:	2025/0330
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Application Type:	Householder
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Proposal Description:	Single storey extension to dwelling
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Location:	The Stables, Pantry Hill, Worsbrough Dale, Barnsley, S70 4RP
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Applicant:	Mr W Borgia
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Third-party representations:	None	Parish:	None
		Ward:	Worsbrough

Summary:

This planning application seeks householder planning permission for a single storey extension to the dwelling to form an L shaped dwelling.

The site falls within Urban Fabric as allocated by the adopted Local Plan. Development comprising alterations to an existing residential building are considered acceptable in principle if proposals would not significantly adversely affect residential amenity, visual amenity, highway safety, and where satisfactory standards of design are achieved.

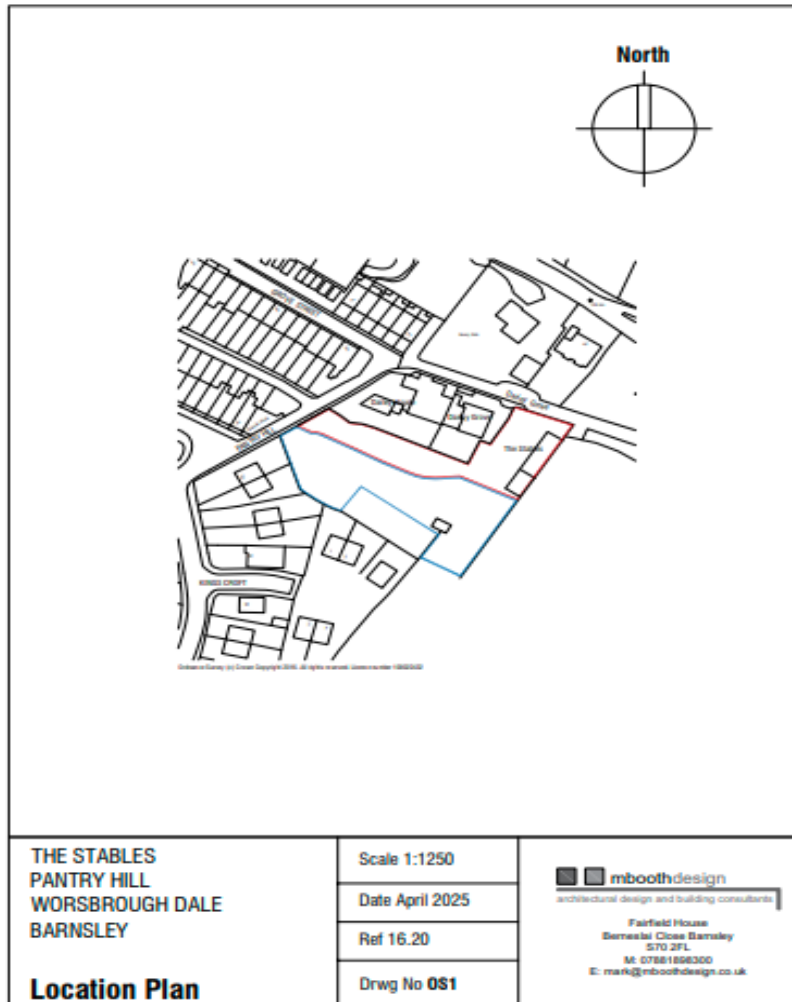
The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).

Recommendation:

Approve subject to conditions

Site Description

The dwelling is a stone built, one and a half storey detached dwelling located on Pantry Hill in Worsbrough Dale. Pantry Hill has a consistent residential street scene. The dwelling is served by a long access track off Pantry Hill and is set against the eastern boundary of the site with a parking area to the south. There is a large outbuilding to the west with a garden area set in between that and the dwelling. To the north are TPO trees and a PROW.



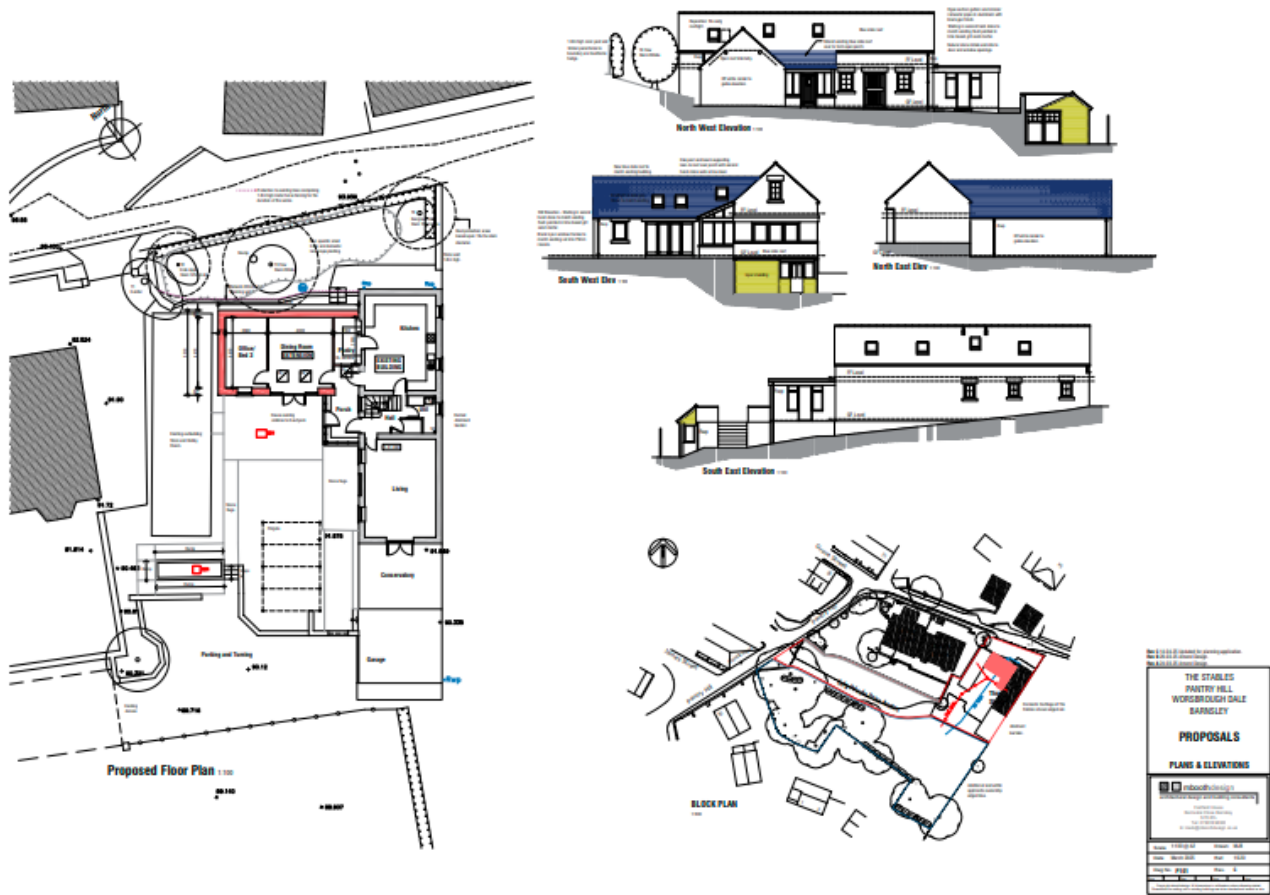
Planning History

There is one planning application associated with the site.

Application Reference	Description	Status
2021/0384	Conversion of stable block into 1no dwellinghouse (Lawful development Certificate for an Existing Use)	Lawful Development Certificate - Granted

Proposed Development

The applicant seeks approval for the erection of a single storey extension to form a L shaped dwelling with a projection of 8.8 meters and a width of 5.3 metres. The extension features a pitched roof with a ridge height of 4.8 meters and an eaves height of 2.4 metres. The materials used will be matching stonework and roof tiles with off-white render to the side and rear elevations of the extension.



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 on 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 Allocation – Urban Fabric

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

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 Documents

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 comments has been received

Consultations

The LPA's Forestry Officer was consulted and raised no objections.

Assessment

The main issues for consideration are as follows:

- The acceptability of the principle of the development
- The impact on the character of the area
- The impact on the character of the host dwelling
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards
- The impact on TPO trees

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 of Development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

Impact on Neighbouring Residential Amenity

The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing due to its modest height and no dwelling being set directly to that side due to it being screened by the existing outbuilding. The extension is not of an excessive size or scale and is an extension of the existing building form rather than a separate, stand-alone addition and is therefore subservient to the existing dwelling.

Equally, it is not considered overbearing due to its restrained size and massing in relation to the host dwelling. Potential overlooking will also be limited as the windows only face onto the host dwellings garden and parking area. This weighs significantly in favour of the proposal. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Scale, Design and Impact on the Character of the Dwelling

The SPD states that '*materials should normally be of the same type, colour and texture to the existing house or as close a match as possible*'. In this case, the proposed materials for the extension will partially match the host dwelling with matching brickwork and roof tiles being used which is acceptable. There is also the addition of off-white render to side and rear elevation of the extension. These elevations will not be highly visible in the street scene and the front elevation of the extension will be matching stonework to tie into the main view of the dwelling. Also, the adjacent outbuilding features cladding which is more visible than the proposed render would be. This weighs moderately in favour of the proposal.

The proposed extension utilises a pitched roof which is akin to the existing dwelling's pitched roof and is therefore acceptable. The proposed roof is also set down from the existing dwelling's roof and the extension is setback from the dwelling's northern elevation. This weighs significantly in favour of the proposal.

The proposed extension partially conforms to the SPD in terms of its external materials and roof type; however, it will have little impact upon the character of the street scene due to being screened by the existing outbuilding and the trees to the north. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Highway Safety

There will be no impact upon highway safety. Although the proposal includes the addition of another bedroom to the dwelling which therefore increases the on-site parking requirement by one space, there is no change to the existing parking arrangements which can accommodate the extra space. This weighs significantly in favour of the proposal.

Impact on TPO trees

The information provided on the site plans is sufficient to ascertain that the trees will remain relatively unaffected by the works providing adequate protection is provided. The construction for the extension itself should not have any real impact. An Arboricultural Method Statement has been provided. There is no objection from an arboricultural perspective. This weighs moderately in favour of the proposal.

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

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:

- Addition and amendments of Arboricultural Method Statement

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.