

Application Reference: 2025/0939

Site Address: 16 Silverstone Avenue, Cudworth, S72 8LY

Introduction:

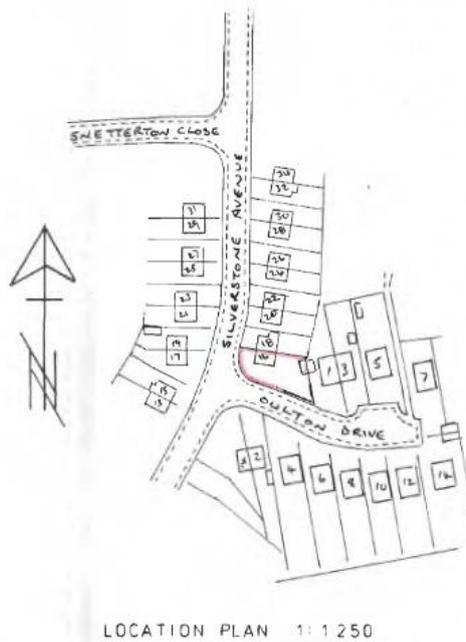
This application seeks full planning permission for the erection of two storey side extension to dwelling.

Relevant Site Characteristics

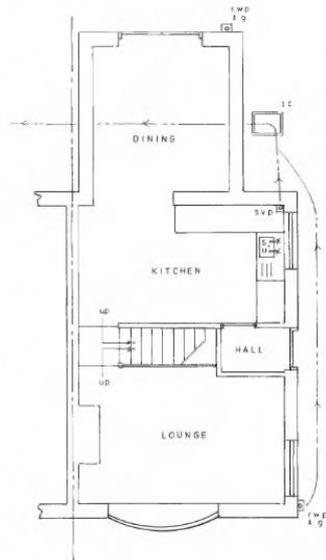
The site is situated on the corner of Silverstone Avenue and Oulton Drive, in an area densely populated with residential properties of a similar style. The site is a corner plot bound by fencing to the side and a brick wall along the frontage. The site slopes down following the contours of Oulton Drive towards the neighbouring bungalow at 1 Oulton Drive. The site consists of a semi-detached dwelling with an existing single storey rear lean to extension.

The property is constructed in brick with white boarded cladding on the side elevation and is set back from the road with a gated front garden. The property has a flat roof detached garage located at the bottom of the garden accessed via a private driveway on Oulton Drive. Due to the corner location the property has a large garden area.

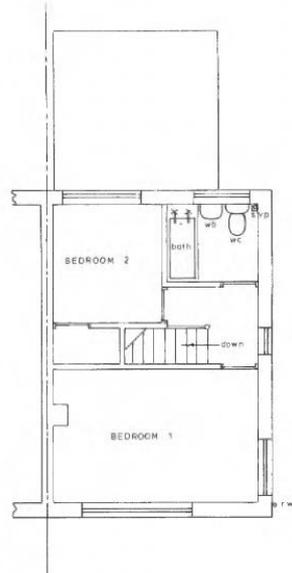
It is noted that the adjoining property has an existing two storey side extension, however this is much narrower than the proposed.



LOCATION PLAN 1:1250



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING FRONT
WEST



EXISTING REAR
EAST



EXISTING SIDE
SOUTH

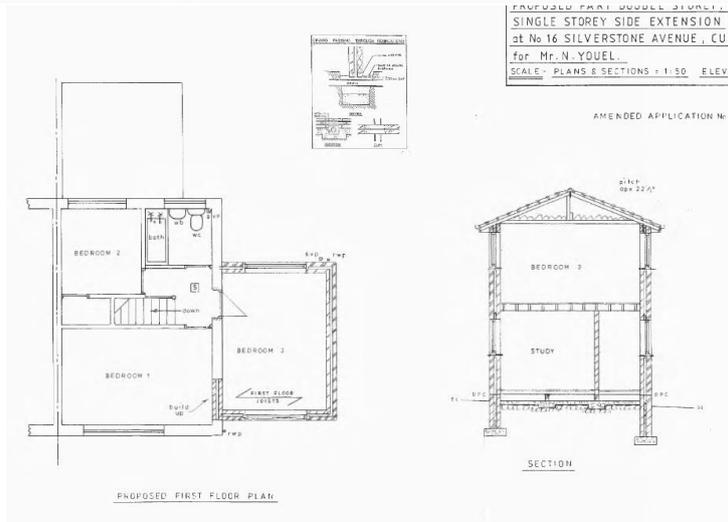
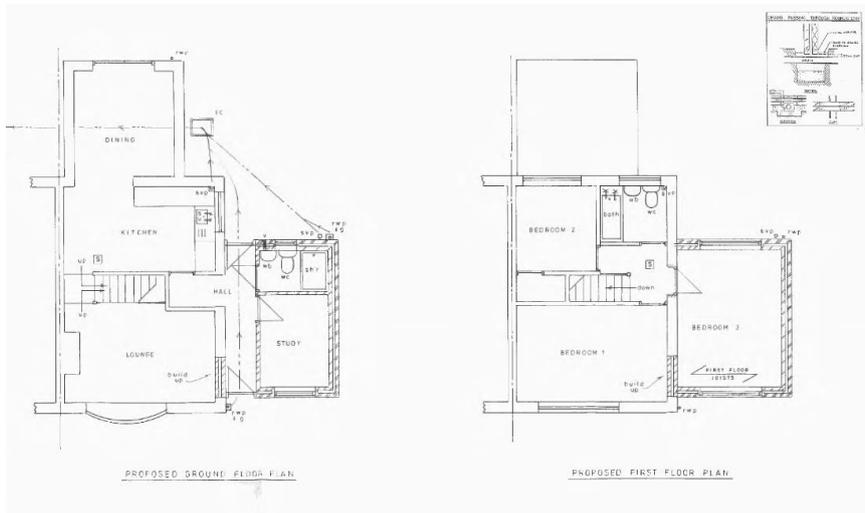
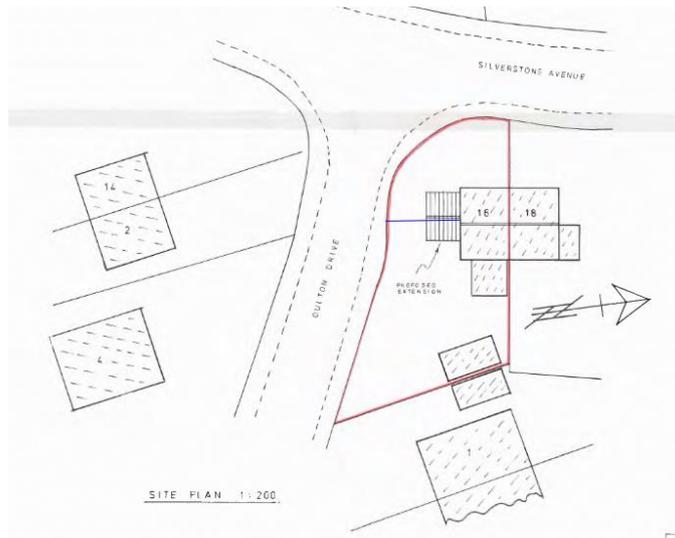
Site History

Application Reference	Description	Status (Approved/Refused)
B/79/3121/CU	Erection of private garage	

Detailed description of Proposed Works

The proposal is to erect a two storey side extension to the property. The proposal will project to the side 3.3m, is set back from the front of the property by 0.47m and from the rear by 1.8m. The proposal will measure 4.68m in length and has been designed with a pitched roof and a corresponding lowered roof line. The materials are proposed to match in brick and tile.

The proposal will provide a study and en-suite at ground floor level and an additional bedroom at first floor level. Windows will be located on the front and rear elevations only.





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:

Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

Section 2 - Achieving sustainable development.

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 provides three overarching objectives to sustainability, social, environmental, and economic. Paragraph 10 states to ensure that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

Section 4 - Decision making

Paragraph 48 affirms that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Section 12 - Achieving well-designed places.

Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 provides details to ensure that developments function well, are visually attractive, sympathetic to local character and optimise the potential of the site.

Paragraph 139 expresses that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

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 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

Paragraph 2 of the NPPF states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

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

Paragraph 131 of the NPPF states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 135 emphasises that development should be visually attractive and sympathetic to the local character of the area.

Paragraph 139 expresses that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Local design guidance within SPD: House Extensions indicates how important it is that any extension is designed to be in keeping with the host property and the character of the neighbourhood. The front elevation is most important as it plays an integral contribution to the street scene. A high standard of design is expected to ensure any front extension does not detract from the quality of the existing dwelling. In this case although the proposal is not for a front extension it is for a side extension within a corner plot location and therefore it is as prominent within the street scene as a front extension.

SPD: House Extensions indicates that the design of side extensions should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling). On corner plots the sideways projection should not exceed more than half the width of the existing gap between the original dwelling and the side boundary. The roof styling and pitch should match those of the existing dwelling, along with matching materials.

The property is located on a corner plot amongst dwellings of similar design. It is noted that the adjoining property has an existing two storey side extension however this is much narrower than the proposal. The proposed side extension when measured is marginally over two thirds of the width of the original dwelling, however this is minimal and is not expected to impact visually given the insignificant increase therefore the proposal is in this instance acceptable. Furthermore, the sideways projection is not expected to be more than half the width of the existing gap in compliance with the principles set out within SPD: House Extensions.

When taking into account the above in this instance the proposed side extension is acceptable. The materials and design of the proposal when viewed in its entirety are not expected to be visually detrimental within the surroundings given the use of matching materials and the set backs. As a result the proposal is in compliance with Local Plan Policy GD1 and House Extensions SPD.

Significant weight has been given to the design and impact on the character of the area.

Impact on Neighbouring Amenity

SPD: House Extensions provides expectations in relation to potential impact to neighbouring dwellings. The site is located on a corner plot therefore the sideways projection is unlikely to cause any overshadowing to neighbouring properties due to its position. Even when viewed within the elevated position above Oulton Drive, overshadowing is not expected to occur.

The two storey side extension will introduce windows on the front and rear elevations only. The proposal will introduce a rear first floor window facing towards 1 Oulton Drive. It is acknowledged that the neighbouring property at 1 Oulton Drive has side facing windows, however it is not clear if these windows are habitable. That said the position of the existing garage is providing a privacy screen for these windows, therefore given the separation distance and the existing screening loss of privacy is not expected to be compromised as a result of the proposal.

The proposed extension is contained within the boundaries of the site and is an acceptable distance away from neighbouring dwellings. The window arrangements when viewed with the existing boundary treatment and detached garage are not expected to initiate any overlooking to the neighbouring properties and are therefore not expected to cause any reduction in residential amenity.

Taking into consideration the characteristics of the site, the proposal is not expected to cause any disproportionate harmful impact in terms of residential amenity. The application is therefore acceptable in terms of residential amenity in compliance with Local Plan Policy GD1 and D1.

Significant weight has been given to the impact on residential amenity.

Highways

The proposal will see the introduction of another bedroom taking the property from two to three bedrooms and therefore increasing the demand for parking provision. SPD: Parking states that two spaces are required for dwellings with 3 or more bedrooms. The site has provision for two off street parking spaces by way of an existing driveway and detached garage accessed from Oulton Drive. The existing parking arrangements will be retained.

As such, the scheme is acceptable from a highways development control perspective in compliance with Local Plan Policy T4 New development and Transport Safety.

Moderate weight has been given to 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

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

The LPA have worked proactively with the applicant to make the necessary amendments to ensure the development is compliant with the development plan.

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.