

Application Reference Number:	2025/0322		
Application Type:	Householder		
Proposal Description:	Two storey side and single storey rear extensions to dwelling		
Location:	2 Bodmin Court, Monk Bretton, Barnsley, S71 2BP		
Applicant:	Mr Track Dunhill		
Third-party representations:	One	Parish:	None
		Ward:	Central

Summary:

This planning application seeks householder planning permission for a two-storey side and single storey rear extensions to the dwelling to form an L shaped dwelling. An integral garage is featured on the ground floor. A stretch of raised steps is also proposed.

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.

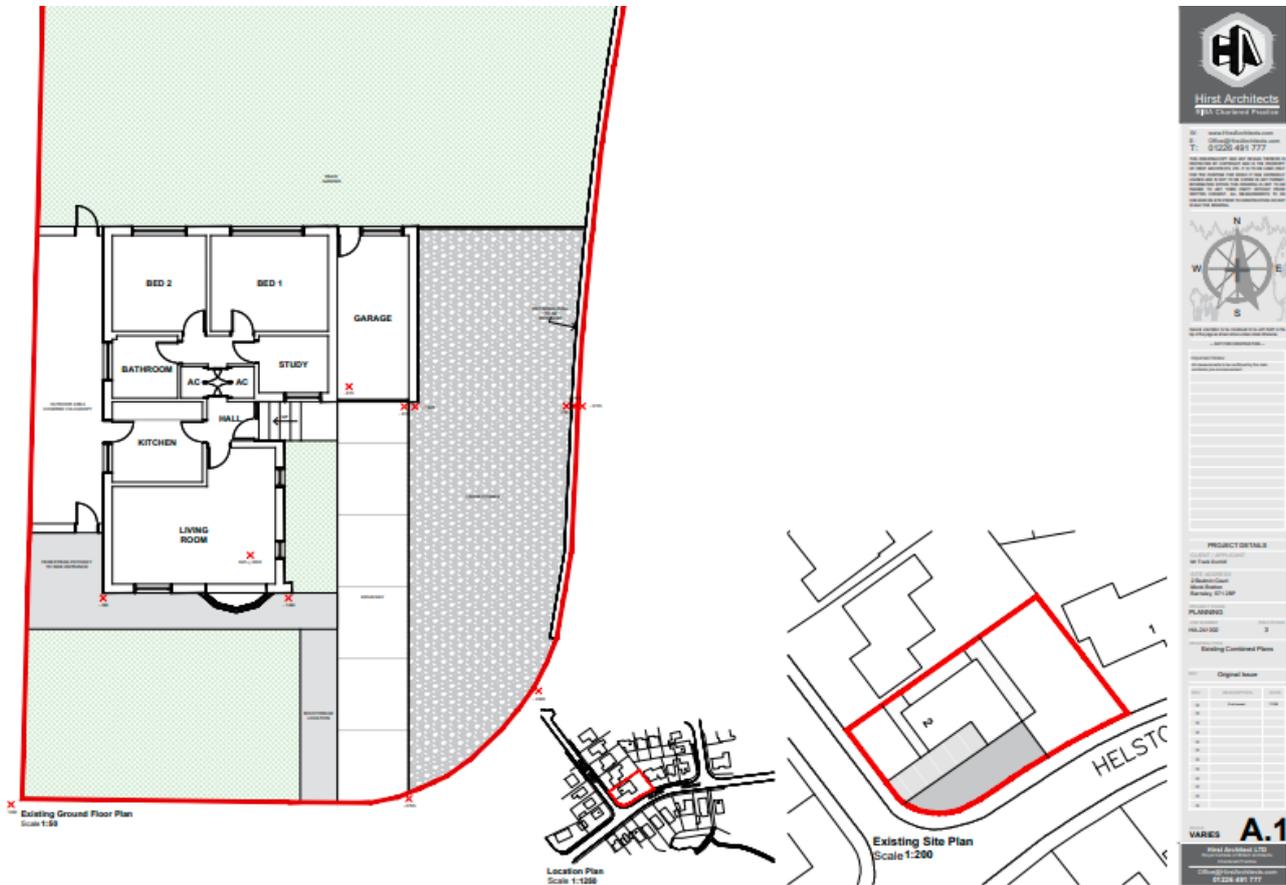
The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework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

Recommendation:

Approve subject to conditions

Site Description

The dwelling is a brick built, detached dwelling located on Bodmin Court in Monk Bretton. Bodmin Court has a consistent residential street scene with similarly designed dwellings. The dwelling is located at the end of the street at the corner with Helston Crescent. The dwelling has a driveway to the front which leads to an integral garage. To the rear is a garden area.



Planning History

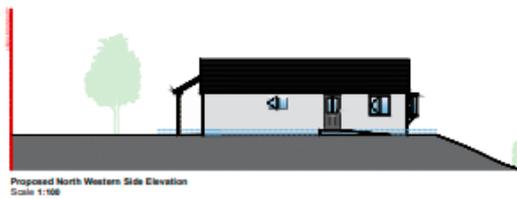
There is one planning application associated with the site.

Application Reference	Description	Status
2019/1095	Two storey extension to front and side including provision of balcony and staircase to the front and integral garage and single storey extension at rear	Approved with Conditions

Proposed Development

The applicant seeks approval for the erection of a two-storey side extension to form a L shaped dwelling with a projection of 5.4 meters part replacing the existing side projection and a width of 6.2 metres. The extension features a pitched roof with a ridge height of 6.95 metres and an eaves height of 4.9 metres. The materials used for all extensions will be matching brickwork and roof tiles.

There is a single storey side projection to the front of the two-storey extension with a projection of 1.65 metres and a width of 5.1 metres. This extension has a mono pitched roof with a ridge height of 3.45 metres and an eaves height of 2.4 metres. Furthermore a 1.5 metre single storey rear extension is proposed.



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PROJECT DETAILS

PLANNING

HALV 10 3

Proposed Elevations

1:100

A.1

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; one objection has been received and in summary raised the following points.

- Boundary wall different from previously approved
- Boundary wall is 1.5 metres high
- Different to previously approved plans
- Extension larger than properties across the road
- Proposal larger than before
- Why has no enforcement action been taken
- Works have already started

With regards enforcement action, the property had a previously approved application although it is not known when works commenced a subsequent application has now been submitted. Whilst the previous application provides a fallback position if a material start was made within the time limit, each application will be judged on its own merits. Additionally, enforcement action is a discretionary power, and it is not usually expedient to take enforcement action where there is a current planning application being considered which covers development on a site.

Consultations

None

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

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 not exceeding that of the existing dwelling and no dwelling being set directly to that side due to it being screened by the highway. The dwellings to that side over the highway (12, 14 & 16 Helston Crescent) are approximately 22 metres away with the start of the garden areas approximately 13 metres away. 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 highway and the adjacent dwellings are a sufficient distance away as discussed above.

Furthermore, the windows on the rear extension are approximately 11 metres away from a blank side elevation at the neighbouring dwelling (1 Helston crescent) with 10 metres retained to the rear boundary of the host dwelling. 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 match the host dwelling with matching brickwork and roof tiles being used which is acceptable. This weighs significantly 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 not set down from the existing dwelling's roof however the existing roof in this location is not set down and the dwelling is that of a L shape therefore the lack of a set down does not harm the character of the dwelling. Again, given the L shape a traditional setback from the dwelling's front elevation is not possible as the side projection becomes the front elevation in this circumstance. This weighs significantly in favour of the proposal.

The SPD states that "*where located on a corner plot the sideways projection should not exceed more than half the width of the gap between the side elevation of the original dwellings and the side boundary*". The existing gap between the dwelling and the side boundary is 5.5 metres and the proposal will not exceed more than half of this with the gap measuring 3 metres at the middle point.

The dwelling is set at a higher level than the highway resulting in the requirement for steps to the front of the property which is not deemed harmful to its character. It is acknowledged that the garage door is larger than existing, however it is considered not to dominate the front elevation and in addition it is set level with the highway, therefore not forming a dominant feature within the street scene. This weighs modestly in favour of the proposal.

It is noted there has been works to the boundary of the property during the course of the application. This has been confirmed to be no more than one metre in height for the boundary wall and gates in line with that maximum allowance adjacent a highway that can be achieved using permitted development rights. This has been added as a noted on an amended plans drawing.

The proposed extension partially conforms to the SPD in terms of its external materials, roof type, set down and setback; however, it will have little impact upon the character of the street scene due to the harmony with the existing dwelling to which the original design is maintained. 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. 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 significant change to the existing parking arrangements which can accommodate the extra space. This weighs significantly 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:

- Confirmation of boundary wall and gates height of 1 metre added to plans

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.