

**Application Reference: 2025/0366****Site Address:** 94 Ballfield Lane, Kexborough, Barnsley, S75 5JE**Introduction:** This application seeks full planning permission for the proposed erection of 2 storey rear extension and single storey rear/side extension.**Relevant Site Characteristics**

Located at the edge of the settlement of Kexbrough, adjacent to the grounds of the Darton Advanced Learning Academy; the red brick two-story house with a red tiled, apex roof occupies essentially a corner plot and sits in an elevated position in relation to the highway as Ballfield Lane continues its gentle incline from the nearby A637. The dwelling's front garden features a small, raised area, currently featuring hardstanding, whilst the remainder of the front and side garden has been paved in grey paving slabs and is used for parking provision. The rear garden features a reasonable sized, pebble dashed garage, a red brick outbuilding attached to the corner elevation of the house, a patio area, and a lawn. A hit and miss wooden fence provide the boundary between the dwelling and its attached neighbour.

**Site History**

There is no site history recorded for this address.

**Detailed description of Proposed Works**

The proposal is predominantly for a ground floor rear extension which would extend beyond the corner of the rear and side elevation by approximately 2.06m and extend along the side elevation by just 0.33m. The rear extension would have a ground floor rear projection of approximately 3.33m whilst the proposal also includes a first-floor extension above which features a rear projection of 1.84m, and a width just narrower than the original rear elevation at approximately 6.02m. The section rear extension which 'wraps' around the side elevation would have a total rear projection of approximately 3.66m and feature a dual pitched, tiled roof with an approximate eaves and ridge heights of 2.2m and 3.59m respectively. The ground floor aspect of the extension would incorporate or replace the existing red brick outbuilding. The first-floor aspect of the rear extension would feature a gable style roof extension, with approximate eaves and ridge heights of 4.95m and 6.98m respectively. The ridge height of the extended roof would sit approximately 0.27m below the ridge height of the main roof. The ground floor aspect of the rear extension would feature a mono pitched tiled roof with an eaves height of approximately 2.2m, matching the side extension but with a slightly lower ridge height at approximately 3.37m.

The proposed brickwork, roof tiles and window materials used across the extension would be of a similar style to match the existing dwelling. There are three rooflights, a glazed rear entrance door, a window and a set of patio doors proposed for the rear elevation of the ground floor extension, along with a small window on the front elevation. The first-floor aspect of the extension would feature one medium and one larger size window.

**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

The scale of the proposal is relatively proportionate to the size of the original dwelling and both the scale and design of the dwelling almost entirely comply with local policy. On corner plots the width of a side elevation is limited to either two thirds of the width of the original dwelling or 50% of the available space between the side elevation of the dwelling and the boundary. With a modest side projection of approximately 2.06m, the extension comfortably meets this criterion. With an approximate eaves height of 2.2m, an approximate maximum height of 3.59m and with mono, and dual pitched roof, along with the approx. 3.33m rear projection, the ground floor aspect of the extension meets local policy requirements. Equally, with a complementary style roof, set approx. 0.27m lower than the ridge height of the original roof's ridge height, and with a setback from the ground floor extension, the first-floor aspect also meets local policy requirements. The only breach regarding local policy is the 45-degree angle rule, which would be discussed in the neighbour amenity section below. Overall, the scale and design of the proposal would be an acceptable match for the existing dwelling, having a limited effect on the character of the dwelling, and little or no negative impact on the character of the street scene.

### Impact on Neighbouring Amenity

The extension has been considerably designed and overall would have a minimal effect on the amenity of the attached neighbouring dwelling. However, it must be mentioned that whilst the first-floor aspect of the extension has been designed to not breach the 45-degree rule in relation to the view from the first-floor neighbouring window, unfortunately the ground floor extension does breach the same 45-degree rule in relation to the ground floor patio doors of the neighbouring dwelling. Mitigation for this breach firstly arises from there being no objection from the neighbouring dwelling. The second aspect of mitigation arises from the extent of the breach, in similarity to the 3m rear projection limit allowable through permitted development, the ground floor extension at 3.33m would, like a 3m permitted development extension breach the 45-degree rule. Having thoroughly checked the measurements, requesting the applicant to reduce their extension by 0.33m, or to request that a triangular shaped corner of approximately 1.21sqm be removed from the extension would not result in any significant change on the amenity of the existing neighbours, who have not raised an objection, or upon future neighbours. With this being the only factor of the extension which could be considered not in accordance with local policy guidance; the impact of the proposal on neighbouring amenity would be considered as limited and would not amount to sufficient detriment to warrant refusal of the application.

As the dwelling is a corner plot, and with an approximate 12m distance from the rear elevation of the proposed extension to the rear garden boundary, and a minimum of 30m between the extension's first floor windows and any directly overlooked neighbouring dwelling, in accordance with local policy requirements, there would be little, or no harm caused to the neighbouring amenity of any dwellings.

### Highways

Although the side extension slightly protrudes onto the side elevation, and the rear aspect of the extension extends into the side garden, there remains an ample amount of parking provision for the size of the dwelling. Therefore, there would be 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.**