

Application Reference: 2024/0715

Site Address: 137 Broadwater, Bolton Upon Dearne, Rotherham, S63 8ER

Introduction:

This application seeks full planning permission for a single storey side extension to a 2-storey terraced dwelling

Relevant Site Characteristics

Located on an estate of predominantly rendered terrace and semi-detached dwellings featuring tiled gable roofs with enclosed front and rear gardens, the dwelling itself is a rendered end-terrace house located in a triangular-shaped corner plot with a larger front and side garden than rear garden. The front garden is enclosed by a high wall and fence and features parking provision and a small lawn. The modest sized rear garden features a comparably large but irregular shaped outbuilding.

Site History

Application Reference	Description	Status (Approved/Refused)
B/75/1913/DE	Erection of 19 private garages	Unknown

Detailed description of Proposed Works

Following amendments, the proposal is now for the erection of a ground floor side extension with a side projection of approximately 4m and a total length of 7.71m. As the proposal is constructed of two sections, the smaller rear section would have a reduced side projection of approximately 2.59m and extend for the final 1.58m of the 7.71m total length. The largest and most prominent aspect of the roof would be a dual pitched gable roof with a maximum height of approximately 3.95m, and a eaves height at 2.55m. The smaller aspect of the extension would feature a single pitched roof featuring the same eaves height but with a reduced height of approximately 3.56m. A new bedroom window would be included within the front elevation of the extension whilst the side elevation would feature a high-level, narrow en-suite bathroom window. The rear elevation would feature a new entrance door. The proposal would use matching materials, including render to match the existing dwelling.

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 representations have been received.

Highways – No objections subject to conditions

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 original proposal exceeded SPD House Extensions and Other Domestic Extensions guidance which require extensions to be no larger than two-thirds of width of the original dwelling or not more than half the gap between the dwelling and the side boundary for corner plots. The revised plans meet the two-thirds requirement, but discretion was allowed for the 50% rule due to a diagonal boundary reducing the separation from the dwelling to the boundary to between 1.2m to 5.78m, from an original gap of between 3.79m and 9.87m. However, with the large neighbouring garden and position of their house, the proposal would not negatively impact the neighbouring dwelling, and the applicants retain direct access from the front to rear garden. This would result in the proposal having a limited impact.

The design of the extension has been considerably designed to maximise the living accommodation for the benefit of a disabled person internally whilst also maintaining as far as possible compliance with local policy for external size and design. With a predominately

matching style roof design to the original dwelling, matching materials being used, and being of an acceptable size, there would be little or no harm to the character of the original dwelling.

In the broader sense of the street scene, historical alterations and extensions to nearby dwellings have significantly impacted detrimentally to the street scene much more than any potential, and minimal harm that that this proposal would create. Therefore, regarding the broader street scene, the proposal would be considered again to have a limited impact.

Impact on Neighbouring Amenity

The location and scale of the proposal would not have any significant detrimental impact on neighbouring amenity, in accordance with Local Plan Policy GD1. There is a good separation distance between the proposal and the highway and a significant distance between both unattached neighbouring dwellings. There is a side elevation en-suite bathroom window, but given its size and position with the extension, along with the boundary treatment, it would not be expected to impact on neighbouring amenity. The new rear entrance door is adjacent to existing patio style glazed doors on the rear of the host property, which would prove more detrimental to amenity than the proposed door which serves a non-habitable room.

Finally, the proposed front elevation window is a ground floor window and would be largely screened by the front boundary treatment but also maintain a minimum separation distance of approximately 21.5m. In consideration of this, the proposal is expected to only have a limited impact on neighbouring amenity.

Highways

A consultation response from highways confirmed that even after the proposed extension (based on the original larger proposal) would not impact on the space required for parking provision. As the new proposal is constructed within the same footprint, but at a reduced size, there is no impact on the original highways consultation. With a condition for any space to be used for parking provision to be surfaced to Highways DC standards with adequate drainage, there would be little or no impact on parking provision and 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**

It was necessary to contact the applicant during the consideration of the application; Principally this request for a reduction in the size of the side projection. The subsequent amended plans were then deemed acceptable.

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.