

2025/0185

Mr Paul Wood

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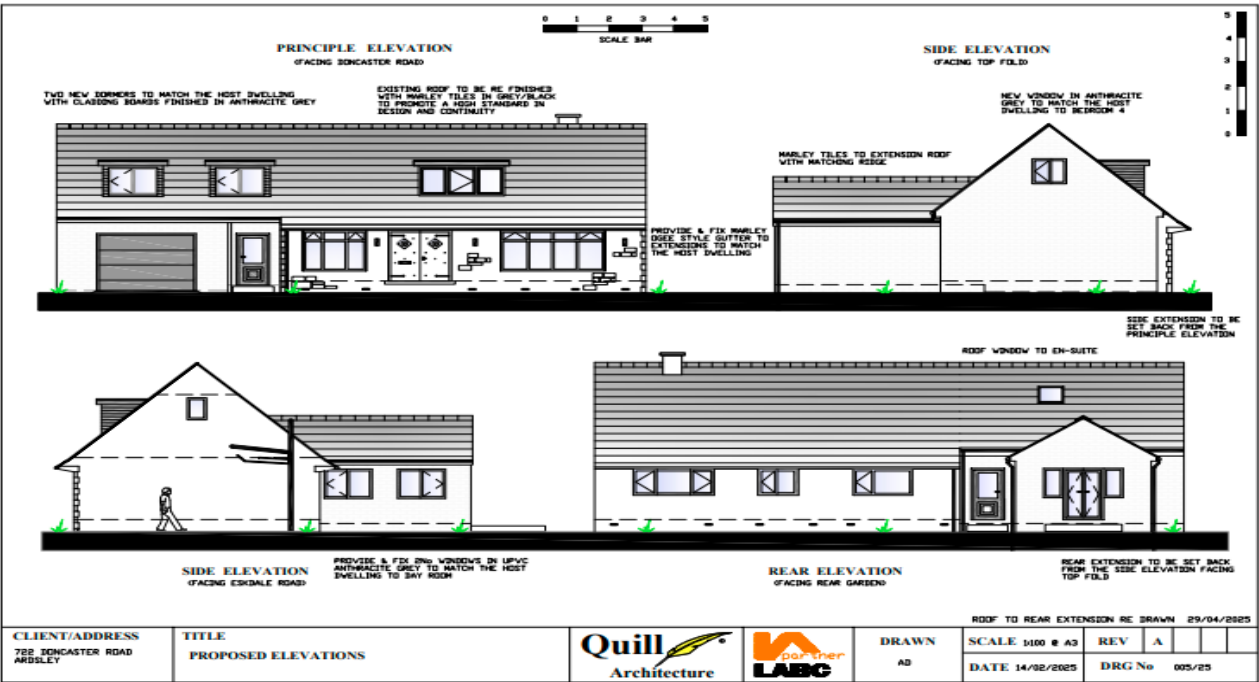
Proposed side integral garage with bedroom above and day room to rear

Site Description

The dwelling is a brick built detached dwelling located on Doncaster Road in Ardsley. This section of Doncaster Road has a fairly consistent residential street scene featuring a mix of dwelling types, however there are some commercial uses present. The dwelling has a driveway and garden to the front with parking via an attached garage. To the rear is a garden area.

Proposed Development

The applicant seeks approval for the erection of a side extension of the dwelling with a side projection of 6.85 metres and a width of 6.65 metres. The extension will feature a pitched roof akin to the existing roof with a ridge height of 6.9 metres and an eaves height of 2.85 metres. The proposal also includes a single storey rear extension with a rear projection of 5.1 metres and a width of 4.15 metres. The extension features a pitched roof with a ridge height of 4.75 meters and an eaves height of 2.75 metres. The materials used will be matching brickwork and Marley grey roof tiles.



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

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

There is to be no significant impact to residential amenity from the proposed side extension as the built form is existing by way of the existing garage and the proposed height increase from this is not deemed to be harmful. Furthermore, the SPD states that “*extensions to the rear of detached houses will be considered on their design merits and where no adjacent properties are affected*”. The design is in keeping with the existing dwelling due to the maintained roof type and building form, as well as the matching facing materials.

The rear extension whilst having a larger projection of 5.1 metres will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing due to the distance to the properties to the rear. The extension is not of an overly 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. This weighs significantly in favour of the proposal.

Overlooking will be limited as no windows are on the side elevation of the rear extension facing the adjacent dwellings to the side and there is sufficient distance from the rear windows to neighbouring properties. There is a window on the side elevation of the side extension however this is reflective of the existing window and brought forward from the previous elevation. 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 facing materials will match the existing dwelling and the proposed roof tiles are not deemed to be significantly detrimental to the character of the host dwelling. The proposed dormer windows are reflective of the existing dormer windows on the front elevation and are set well within the roof plane. This weighs significantly in favour of the proposal.

The extension has a sideways projection that is less than two thirds the width of the original dwelling and is proposed to be setback from the front wall of the existing dwelling. It is noted that the side extension does not incorporate a ridge which is parallel to, but lower than, the original dwelling roof, however, the set back does identify which is the original dwelling and which is the extension. Therefore, in this instance the lack of lower ridge is acceptable. Furthermore, given the position of the dwelling there is no prospect of a terracing effect with neighbouring dwellings and there is a mix of dwelling styles, designs and sizes within the immediate area, therefore, there is not a regimented streetscene which would be interrupted by the extension.

It is also acknowledged that the dwelling is on a corner plot and the extension would occupy more than half the width of the gap between the side elevation and Top Fold. However, the proposed extension replaces an existing extension and Top Fold is an access road to a small number of dwellings.

Both extensions utilise pitched roofs which are in keeping with the existing roof on the dwelling and do not exceed the current ridge height. This weighs significantly in favour of the proposal. Given the above, the proposal will not be harmful to the visual amenity of the area and the character of the dwelling would be maintained, in accordance with Local Plan Policy D1: High quality design and place making.

Highway Safety

There will be no impact upon highway safety. The addition of a bedroom will not lead to a change in parking requirements nor is there any change to the existing parking arrangements. 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

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.

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.