

Application Reference: 2025/0019

Site Address: 115 Thornton Road, Kendray, Barnsley, S70 3LG

Introduction:

Erection of two storey side extension.

Relevant Site Characteristics

The property is a semi-detached dwelling within the Kendray area. The street scene is characterized by semi-detached and terraced houses along with the occasional detached property within the area. A mixture of materials have been used in the street scene including stone, red brick and white render.

The site provides a modest front garden along with parking facility and a substantial rear and side garden in comparison to other plots in the area. The dwelling is characterised by stone and a pitched red tiled roof. Parking facility is provided to the front of the dwelling. Residential dwelling are located to the east and south of the site. A car park servicing Kendray Hospital is located to the north of the site.

Detailed description of Proposed Works

The applicant is seeking permission to erect a two-storey side extension providing an approximate sideways projection of 3.4 metres and an approximate length of 7.4 metres. The proposal would be in line with the existing front elevation of the dwelling at single storey level however would provide a set back at second storey level of approximately 0.4 metres. A pitched roof is detailed with a set down of the ridge. Glazing is proposed to the front elevation in the form of two windows at ground floor level servicing a proposed lounge along with two matching windows at first floor level servicing a bedroom. Glazing is proposed to the side elevation at ground floor level in the form of patio doors servicing the lounge and providing access to the garden space. Two windows are proposed to the rear elevation at first floor level servicing a bathroom and have been detailed to be 'frosted glass'. Matching coursed stonework has been detailed throughout along with matching 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 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.

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 where 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 Supplementary Planning Document for House Extensions states that 'on semi-detached dwellings, to prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling. A setback from the front elevation allows for a vertical break in the roof plane and a lowering of the ridge line. The sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling. 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 (unless the gap exceeded more than two thirds the width of the original dwelling).

The proposed two storey extension provides a sideways projection of approximately 3.4 metres. The existing dwelling has an approximate width of 5 metres. A width of 3.3 metres is therefore permitted under the house extension SPD. Given the proposal provides an increase of 0.1 metres, this is considered an acceptable sideways projection and is not an increase which is detrimental. The proposal provides a setback at first floor level and a set down of the ridge which is welcomed along with the matching pitched roof form. This reduces any terracing effect caused by the proposal. Matching materials allows the site to remain in keeping with the street scene. The proposed glazing to the front and rear elevations provide matching fenestration to the existing dwelling. It is noted that the rear elevation of the extension at ground floor level does not contain any openings, and an existing opening in the rear elevation would be locked up. This results in a large area of blank brick work which is not ideal visually. However, that elevation is in a non-prominent position and, as such, would not warrant refusal or a request for amendments in this case.

It is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making and as such carries considerable weight in favour of the application.

Impact on Neighbouring Amenity

The proposed side extension would not be erected towards any residential boundary. The proposal is viewable from residential neighbours to the east and west, however the proposal has little to no impact on these neighbours in terms of overshadowing or loss of outlook. The proposal is to the south of Kendray Hospital car park and so will not provide any detrimental impact to residential amenity to the north. The glazing detailed to the rear elevation which services the proposed bathroom will be conditioned to be obscured glass in order to protect the privacy of both the applicant, neighbours to the rear and the public using Kendray Hospital Car Park.

It is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1 General Development. This carries substantial weight in favour of the application.

Highways

The proposal increases the number of bedrooms on site from two to three. A property providing two or more bedrooms requires a minimum of two parking spaces. The site currently provides one designated parking space. Although not designated, the street scene currently provides parking facility for a second parking space, given the end of cul-de-sac position. There is also scope to create further parking within the curtilage if required in the future. As such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety. This carries significant weight in favour of the application.

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 issues that arose whilst dealing with the planning application:

- Alteration to reduce the sideways projection.

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.