

Application Reference: 2026/0697

Site Address: 103 Pontefract Road, Barnsley, S71 1HS

Proposal: Proposed single storey front extension to dwelling

Relevant Site Characteristics

The property is a terraced property located on Pontefract Road. The dwelling is constructed from stone and features a pitched roof. A long garden is located to the northwest of the dwelling. An outbuilding is located within the garden. The garden provides significant boundary treatment in the form of a concrete post and timber panelled fence. Parking facility is located to the southeast of the dwelling.

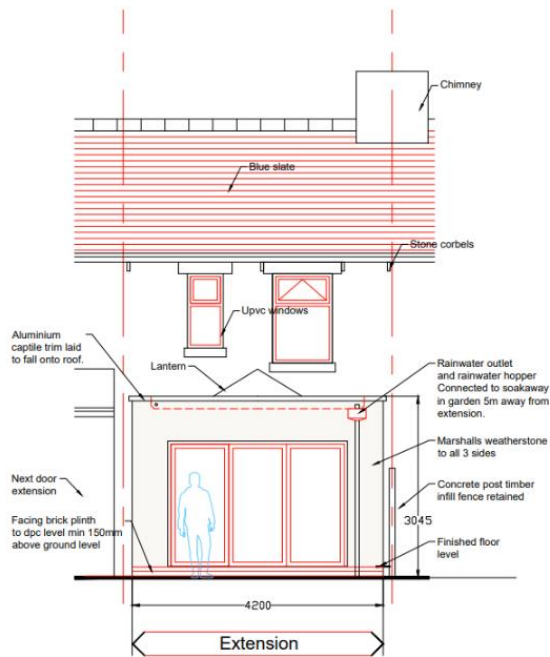
The surrounding area is characterised by predominantly terraced properties constructed from similar materials to the site. The 'Corner Pocket' club is located to the southwest of the site. 'Pontefract Road', an A road is located to the north of the site. Commercial buildings are located to the north of the site and Pontefract Road.

Relevant Site History

Reference	Description	Decision
2008/0285	Erection of detached garage	Approve with Conditions
2010/1194	Erection of 2 storey rear extension to dwelling.	Refuse

Detailed Description of Proposed Works

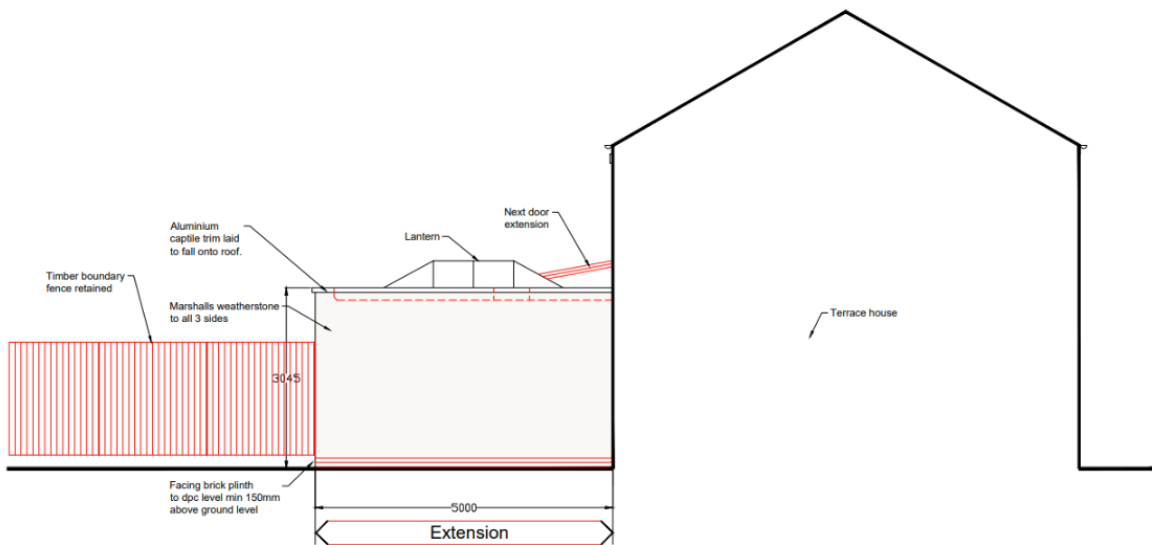
The applicant is seeking permission to erect a single storey extension to the front of the dwelling. The extension would project approximately 5 metres and have an approximate width of 4.2 metres. A flat roof is proposed with an approximate height of 3 metres. A roof lantern is proposed centrally. Bifold doors are proposed to face north. The proposal is detailed to be constructed from stone.



Proposed Rear Elevation
1:50

0 500 1000 1500 2000 2500mm
SCALE 1:50

Partitions	A	
This drawing is for planning submission only and is not a construction drawing.		
Drawing Title	PROPOSED REAR ELEVATION	
Job No. - Draw No.	100/000001	100
Client	Simon Butler 123 Main Street Barnham DT1 1DE	
Scale	1:50	

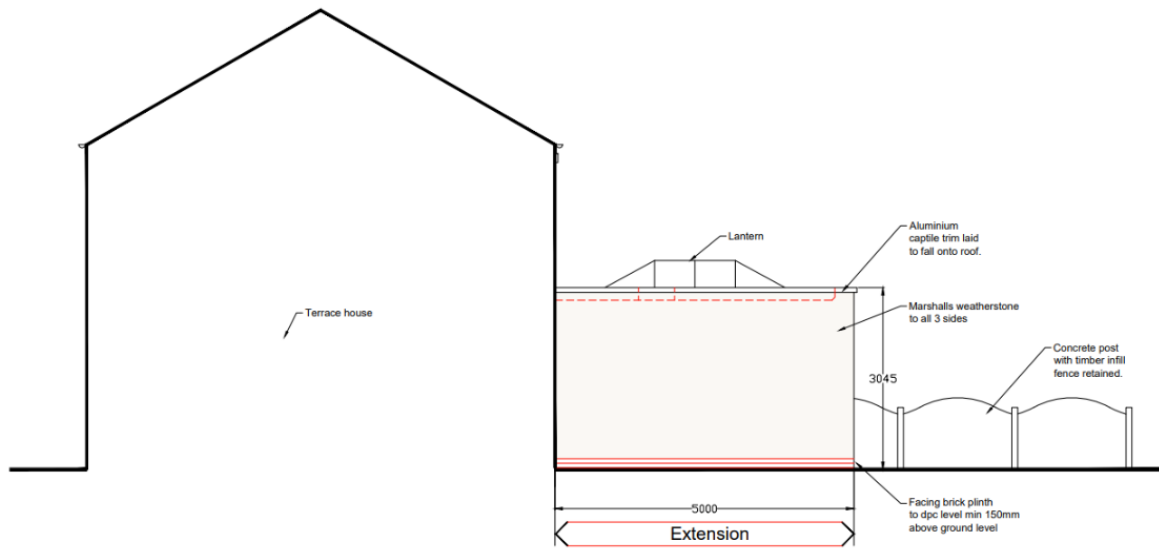


Proposed Side and Sectional Elevation (East)
1:50

0 500 1000 1500 2000 2500mm
SCALE 1:50

Partitions	A	
This drawing is for planning submission only and is not a construction drawing.		
Drawing Title	EXISTING SIDE-SECTIONAL-ELEVATION-EAST	
Job No. - Draw No.	100/000007	100
Client	Simon Butler 123 Main Street Barnham DT1 1DE	
Scale	1:50	



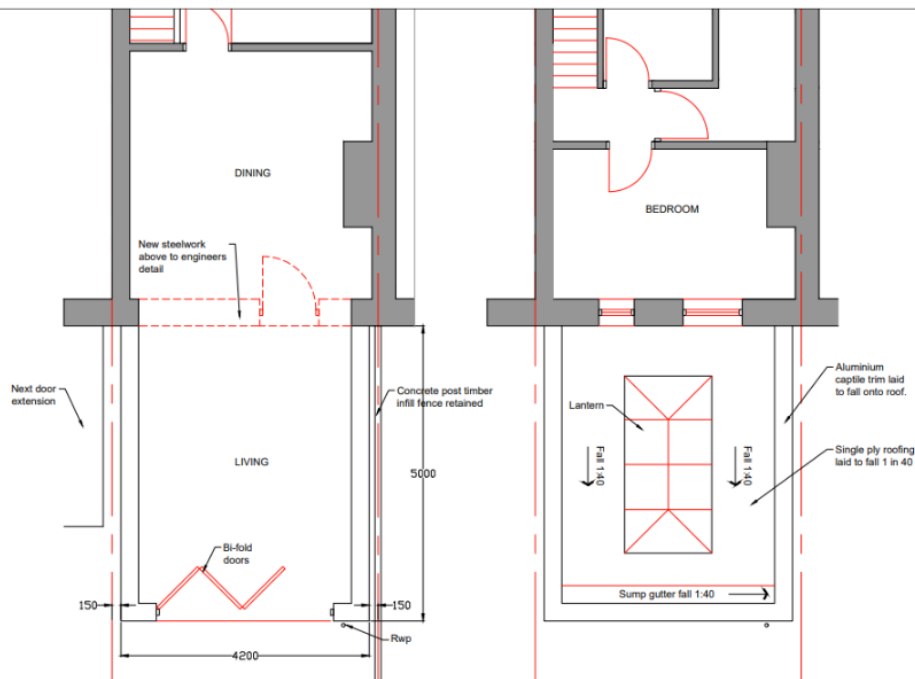


Proposed Side and Sectional Elevation (West)
1:50

0 500 1000 1500 2000 2500mm
SCALE 1:50

Revisions	A.	
This drawing is for planning purposes only and is not a construction drawing.		
Drawing Title	EXISTING SIDE SECTIONAL ELEVATION WEST	
Job No. - Draw No.	10/00049	10/00049
Client	Steven Bailey 122, High Street Bristol, BS1 1TH	
Scale	1:50	

ONE
Architect Redboxone



Proposed Ground Floor Plan
1:50

Proposed First Floor Plan
1:50

0 500 1000 1500 2000 2500mm
SCALE 1:50

Revisions	A.	
This drawing is for planning purposes only and is not a construction drawing.		
Drawing Title	PROPOSED GROUND AND FIRST FLOOR PLAN	
Job No. - Draw No.	10/00049	10/00049
Client	Steven Bailey 122, High Street Bristol, BS1 1TH	
Scale	1:50	

ONE
Architect Redboxone

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

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework 2026 sets out the overarching planning framework for England and has replaced the previous version published in December 2024. It has introduced a revised structure comprising national decision-making policies organised by policy code rather than paragraph number. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development and states that in all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in the NPPF should be approved without delay.

Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The most relevant sections are:-

Section 3 – Decision-making policies

Section 4 - Achieving sustainable development

Section 14 - 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.

One representation has been received raising a non-material concern regarding the retention of the fencing between 101 and 103 Pontefract Road during the development in order to secure the dogs in the neighbouring property. As this is not a materials planning consideration, it cannot be considered as part of the decision making process of this planning application.

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

Although the proposal is detailed between the dwelling and Pontefract Road to which the dwelling is addressed, due to the unique arrangement of the site and the neighbouring dwellings, the garden space to the north of the dwelling is considered to be the rear garden. The proposal is therefore considered a rear extension and will be assessed as such.

The Supplementary Planning Document for House Extensions states 'Single storey extensions to the rear of terraced houses should not exceed 3.5 metres in projection and where they exceed 3 metres in length the eaves height should not exceed 2.5 metres. On semi-detached dwellings an extension should not project more than 4 metres and again, the eaves height should not exceed 2.5 metres where the extension would project beyond 3 metres.'

The proposed extension is acknowledged to exceed the 3 metre projection outlined within the House Extensions SPD, however, given no objections have been made as to the scale of the proposal, a larger extension on a terraced dwelling of up to 6m long and with eaves up to 3m high (if located within 2m of the boundary) could be erected under a prior Notification for Larger Home Extensions application. This is an important fall back position and as such, the rearward projection is therefore considered acceptable on this occasion.

Although the proposal would be a flat roofed extension located between the dwelling and the highway, due to the difference in floor level between the site and the highway and the significant screening at the site, the proposal would not be easily seen within the street scene. Furthermore, it is acknowledged other neighbouring extensions provide similar arrangements and feature flat roofs. The use of a flat roof is therefore considered acceptable on this occasion.

The use of stone is welcomed and would be in keeping with the character of the dwelling and the surrounding properties.

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 moderate weight in favour of the application.

Impact on Neighbouring Amenity

The extension would be to the northeast of 101 Pontefract Road. Although the extension is acknowledged to provide a significant projection, the proposal features flat roof which is at a modest height and would not allow for detrimental levels of overshadowing. Furthermore, given the proposal would be mostly to the north, the proposal would not be likely to result in a detrimental loss of light. Significant boundary treatment is in place between the properties which would significantly screen the proposal and is detailed to be retained on the proposal plans, reducing the impact of the proposal and retaining the security of the site.

The extension would be to the west of 105 Pontefract Road. The neighbouring property already features a similar extension with a projection of 3.4 metres. The proposal would therefore only project further by approximately 1.6 metres. The impact of the proposal on the neighbouring property is therefore considered to be significantly reduced.

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 significant weight in favour of the application.

Highways

The proposal would not result in an increase in the number of bedrooms on site and would not reduce the on-site parking facility.

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 and SPD 'Parking'. 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

No amendments have been requested during the assessment of the application.

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.

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
2. The development hereby approved shall be carried out strictly in accordance with the amended plans

Proposed-Ground-And-First-Floor-Plan SR/2026/5 Rev A
Proposed-Rear-Elevation SR/2026/6 Rev A
Proposed-Side-Elevation-East SR/2026/7A Rev A. Title Amended
Proposed-Side-Elevation-West SR/2026/8A Rev A. Title Amended
Location-Plan SR/2026/9 Rev A
Block-Plan SR/2026/10 Rev A

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. The external materials shall match those used in the existing building.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

Informatives

- 1) The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

- 2) This permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant.