

**Application Reference:** 2026/0079

**Site Address:** 6 Mount Pleasant, Sheffield Road, Oxspring, S36 8YW

**Introduction:**

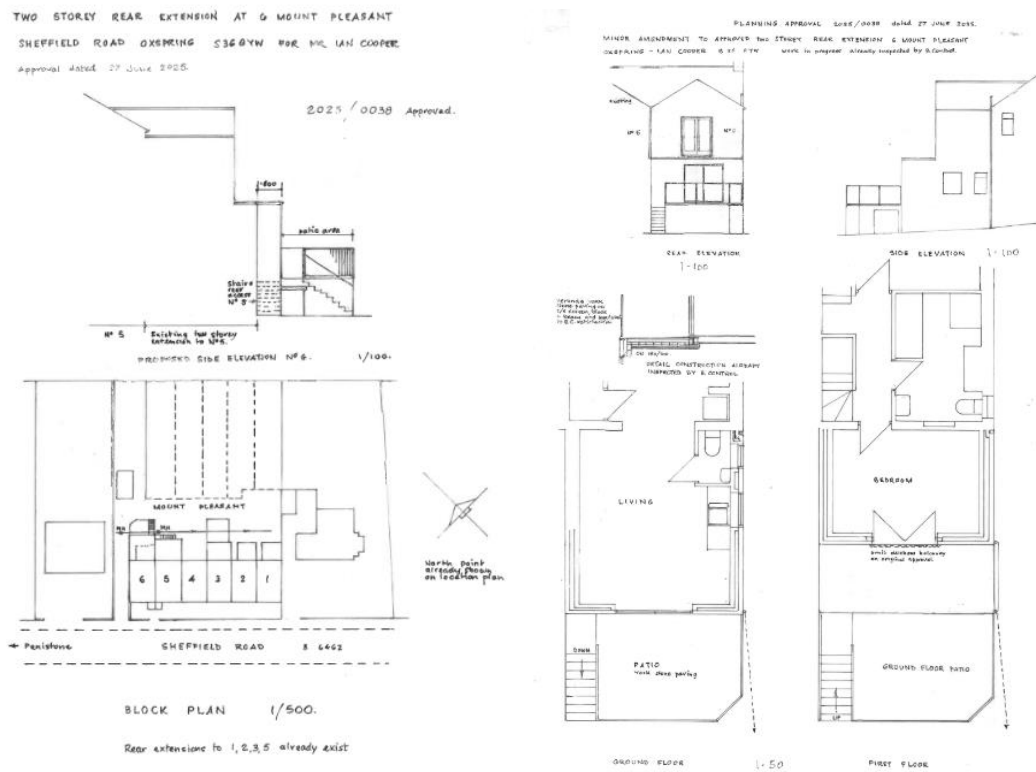
This application seeks planning permission to install glass panels to first floor veranda area to rear of dwelling to create balcony.

**Relevant Site Characteristics**

The site is situated at the end of a row of terraced properties known as Mount Pleasant which are located on Sheffield Road in the heart of Oxspring. The host property is a split level brick built end terraced dwelling with a stone front elevation. The land slopes steeply from Sheffield Road to the rear of the site resulting in 2 stories being visible from Sheffield Road and 3 stories to the rear of the site. There is a detached garage located along the northwest shared boundary at the rear of the property.

The host property has recently been renovated with rear extensions approved within 2025/0038. This proposal included a raised patio area to the rear similar to that of the adjoining property. The properties along Mount Pleasant benefit from long gardens sloping away from the properties at a lower level leading to green belt beyond the rear boundaries. The properties along this row have been extended similar to the host property with some raised terraces/balconies evident. There are detached outbuildings located within the rear gardens of some of these properties. Shared vehicular access runs through each rear garden serving the terraced row.

The neighbouring property adjacent to the northeast has recently been developed from a bungalow to a detached two storey dwelling. This has been designed with two glazed balconies, one at first floor level and one at upper ground floor level.

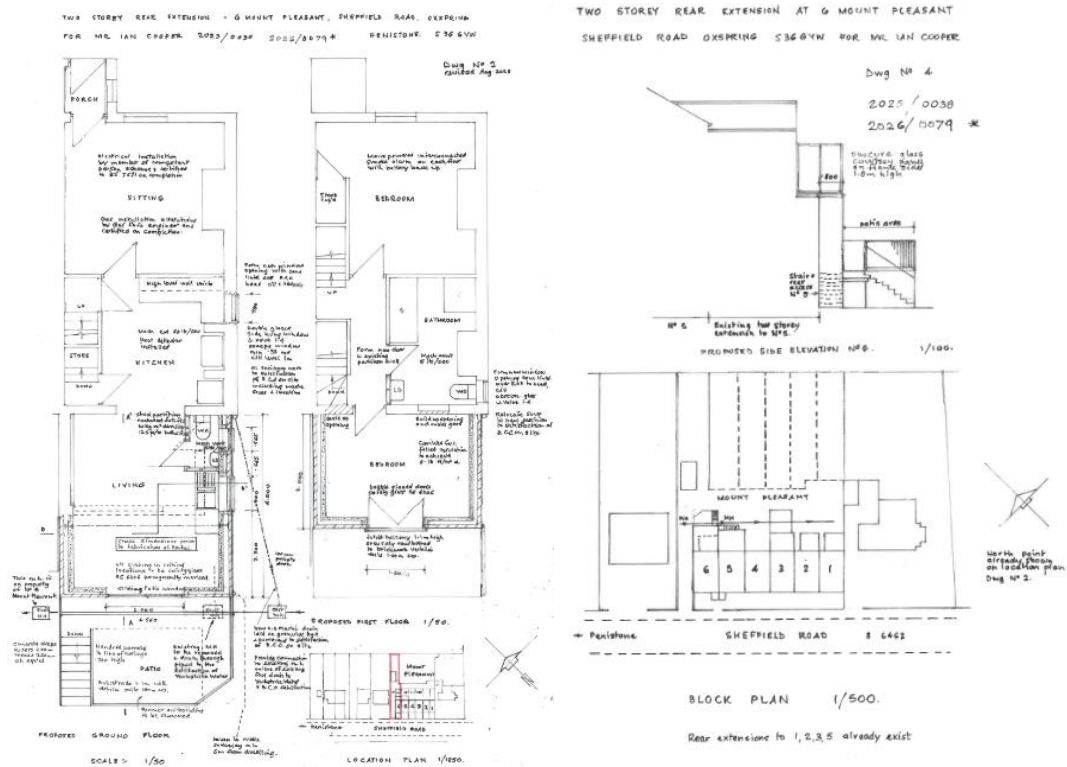


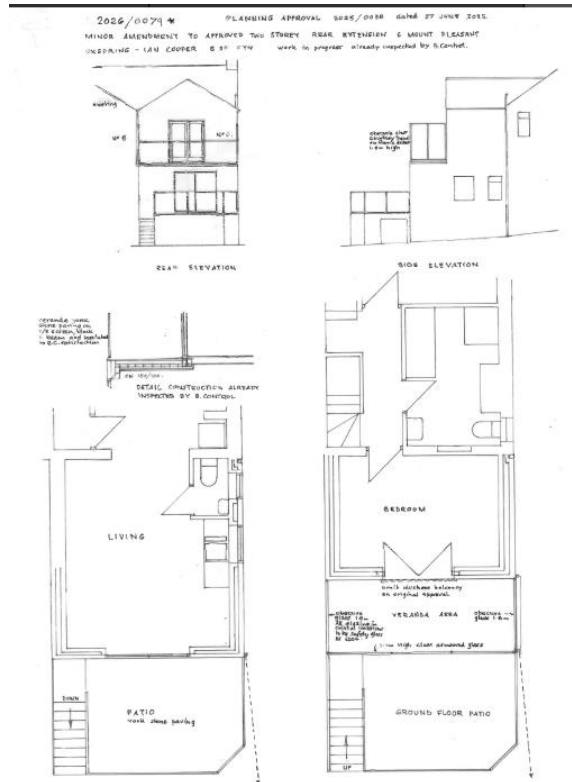
## Site History

Application Reference	Description	Status (Approved/Refused)
2025/0038	Erection of a single storey and first floor rear extension to dwelling	Approve with conditions

## Detailed description of Proposed Works

The proposal is to install glass panels to the newly erected first floor veranda area at the rear of the property. This will create a first floor glazed balcony with 1.8m high glazed panels. Obscure glazing will be located on each side of the balcony. The Juliet balcony will be removed from the original proposal set out within 2025/0038.





## 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
- Oxspring Neighbourhood Development Plan

### 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.

Oxspring Parish Council – No comments 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. 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

SPD House Extensions states that it is important that any extension is designed to be in keeping with the host property and the character of the surrounding neighbourhood. Unsympathetic additions can destroy the character of the house.

The proposal is to erect a glazed screen around an existing upper floor platform to provide a balcony. The adjoining property has been extended to the rear with a raised platform on the upper ground floor level, and there is evidence of other raised platforms within the terrace row. The adjacent newly constructed property has two raised platforms on the upper ground floor and first floor level. It is clear that this type of development is commonplace within this location and is not expected to appear incongruous within this setting.

When taking into account the above in this instance the proposed rear extension is acceptable. The materials and design of the proposal when viewed in its entirety is not expected to be visually detrimental within the surroundings and as a result the proposal is in compliance with Local Plan Policy GD1 and House Extensions SPD.

Significant weight has been given to the design and impact on the character of the area.

### Impact on Neighbouring Amenity

SPD: House Extensions indicates that raised platforms can give rise to increased overlooking of neighbouring dwellings and particularly their gardens. In view of this, raised platforms will only be allowed where the privacy of neighbouring residents is not detrimentally affected by significantly increased overlooking. In some circumstances, to reduce overlooking, it may be possible to include screening, but any screening should not result in significant overshadowing or loss of visual amenity or the character of the dwelling.

The existing property has a Juliet balcony on the first floor and a raised platform on the upper ground floor similar to that of the adjoining properties. The newly constructed property also has a balcony on the first floor with obscure glazing on the side elevations to protect residential amenity. It is also noted that there are raised platforms within the terraced row and a Juliet balcony at first floor level of the adjoining property.

The Council does not usually encourage balconies on the rear of terraced properties because of the potential overlooking. In this case there are numerous existing raised platforms within this location, including within the same terraced row. Within the previous application 2025/0038 a Juliet was deemed acceptable. The proposed balcony will project approximately 1.6m, with a 1.8m high glazed balustrade at a similar projection to the adjoining neighbours extension and Juliet balcony. The side elevations will be obscurely glazed which will protect residential amenity. Although it is acknowledged that the balcony may cause some overlooking, given the surroundings and the size and position of the proposal it is not expected to be over and above that of the neighbouring properties, therefore it is not deemed to be an unreasonable amount.

Taking into consideration and the characteristics of the site, the proposal is not expected to cause any disproportionate harmful impact in terms of residential amenity. The application is therefore acceptable in terms of residential amenity in compliance with Local Plan Policy GD1 and D1.

Significant weight has been given to the impact on residential amenity.

#### Highways

The proposal will not increase the internal floor area of the dwelling and off street parking will not be impacted by the proposal.

As such, the scheme is acceptable from a highways development control perspective in compliance with Local Plan Policy T4 New development and Transport Safety and SPD: Parking.

Moderate weight has been given to 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 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.**