

Application Reference: 2026/0030

Site Address: 53 Folly Way, Monk Bretton, Barnsley, S71 2SP

Introduction: Proposed single storey side extension and flue to dwelling

Relevant Site Characteristics

The property is a detached dwelling within the Monk Bretton area. A substantial garden is located to the side and rear of the dwelling. The dwelling provides a pitched roof form. The dwelling is constructed from red brickwork with a stone principal elevation. A detached garage is located to the rear of the dwelling, accessed by a driveway. Public right of way path number 128 is located directly to the southwest of the site. The public right of way is substantially screened to the southwest by fencing. Substantial trees and fencing are located to the north boundary of the site.

The surrounding area and street scene is characterised by predominantly detached dwellings constructed from matching materials to the site. The site is located within greenspace. Subsequently, greenspace is located to the west of the site. The site is a modern, newly built estate and is therefore currently allocated as housing allocation.

Planning History

Application Reference	Description	Decision
B/80/0627/BA	Approval of reserved matters, construction of water service reservoir and erection of pumping station	Historic
2017/0352	Outline application for the erection of 8 dwellings and associated works (all matters reserved apart from means of access)	Approve with Conditions
2020/0113	Residential development of 8no dwellings and associated works (Reserved matters of outline planning permission 2017/0352 relating to layout, scale, design and external appearance and landscaping)	Approved Subject to Legal Agreement
2021/0762	Details of conditions 3 (levels), 6 (drainage), 7 (contamination) and 10 (construction method statement) of planning permission 2017/0352 - Outline Application for the erection of 8 dwellings and associated works (all matters reserved apart from means of access).	Approve
2021/0763	Discharge of conditions 3 (full engineering, drainage	Approve

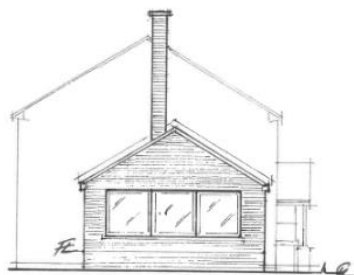
	<p>and street lighting and constructional details of the streets proposed for highway adoption), 4 (EVCs), 5 (cycle parking) and 13 (tree protection) of 2020/0113 - Residential development of 8No dwellings and associated works (Reserved Matters of Outline Planning Permission 2017/0352 relating to layout scale design and external appearance and landscaping</p>	
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Detailed description of Proposed Works

The applicant is seeking permission to erect a single storey side extension and a flue and chimney to the west of the dwelling. The proposal would project approximately 3.5 metres to the west of the dwelling and would have an approximate length of 6 metres. The extension is detailed to provide a pitched roof form with an approximate eaves' height of 2.8 metres and an approximate ridge height of 4.8 metres. The proposed chimney would extend above the existing ridge line of the dwelling by approximately 0.8 metres. Glazing is detailed to the side elevation spanning approximately 4.5 metres. French doors are detailed to the rear elevation. The extension is detailed to be constructed from red brickwork and the roof to be dressed in Marley modern tiles.



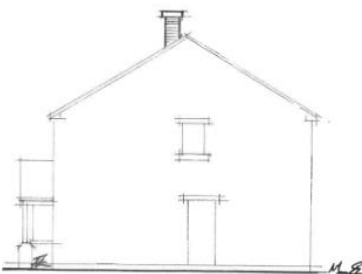
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

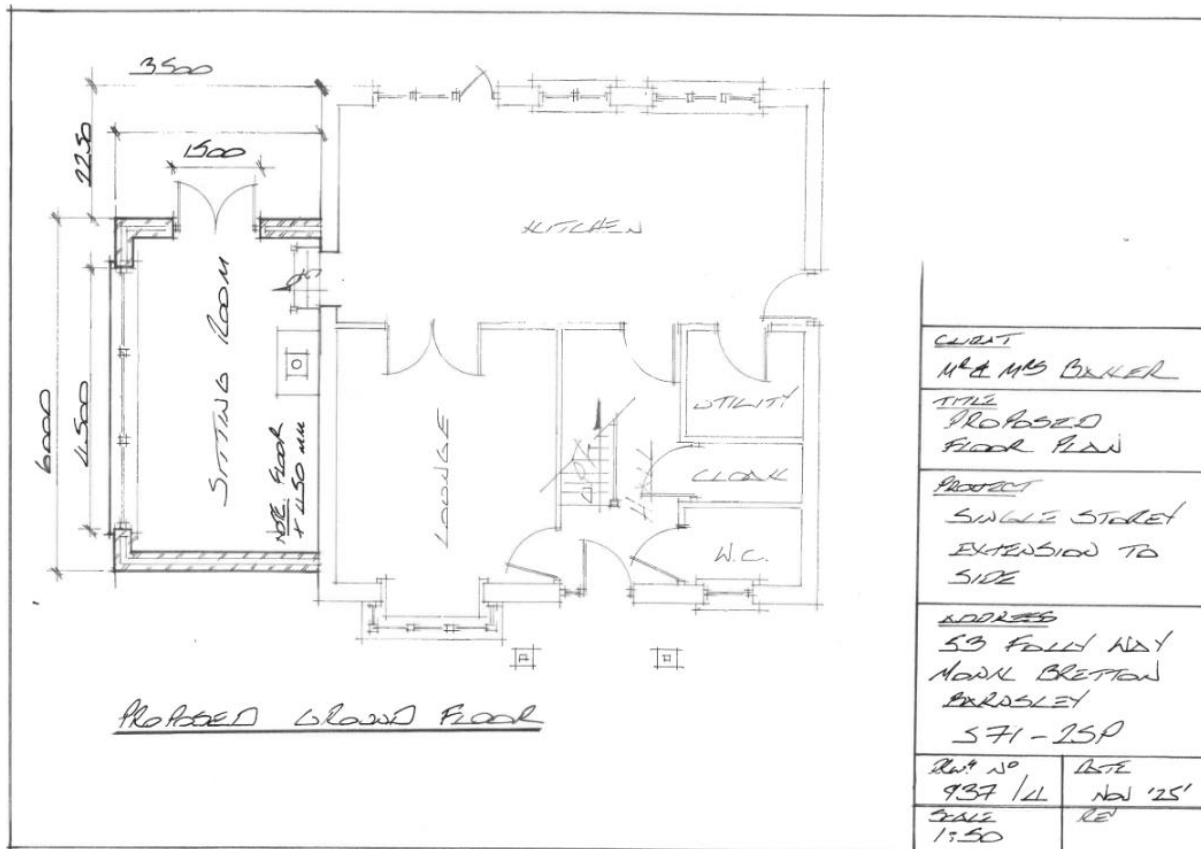


PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

<u>CLIENT</u>	
MR & MRS PARKER	
<u>TITLE</u>	
PROPOSED ELEVATIONS	
<u>PROJECT</u>	
SINGLE STOREY EXTENSION TO SIDE	
<u>ADDRESS</u>	
53 FOLLY AVE NORRIL BRETTON BARNSLEY S71-2SP	
<u>Drawn by</u>	<u>DATE</u>
937/13	NOV '25'
<u>SCALE</u>	<u>REV.</u>
1:100	



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.

This application was advertised on the Council website, and a site notice was placed nearby, expiring 13th February 2026. No representations were 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

Extensions and alterations to a domestic property are acceptable in principle provided that they remain subservient to the host property, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Scale, Design and Impact on the Character

The Supplementary Planning Document for House Extensions states 'The design of a single storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling).'

The proposed extension would provide a modest sideward projection of 3.5 metres in comparison to the scale of the existing dwelling., The proposal would not exceed two thirds the width of the existing dwelling. A matching roof type to the existing dwelling has been proposed. The proposed extension is of a modest scale and is set back from both the front and rear elevation of the dwelling.

It is acknowledged no front elevation glazing has been proposed, however given the proposal is completely screened to the front by substantial boundary treatment, the front elevation would not be seen. Additionally, the front extension would not be seen from the street scene as the site is the final property on a private highway. Furthermore, a window detailed to the proposed front elevation would provide no outlook given the close proximity to the existing boundary treatment.

Although no other dwellings on the street scene have chimneys, the proposed chimney would not detract from the visual amenity of the dwelling. The projection of approximately 0.8 metres above the existing ridge is considered modest and is somewhat in keeping with the character of the dwelling.

The use of matching materials allows the proposal to remain in keeping with the site and street scene.

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 and Public Rights of Way

The proposed extension would not be impactful on neighbouring properties. The proposal is completely screened by the host dwelling from neighbours to the east. Given the proposal is single storey, the majority of the proposal would be screened to the south by the existing boundary treatment and is substantially distanced from southern neighbouring properties. The proposal also provides no glazing facing any neighbouring properties, preventing any opportunity for overlooking.

Although the proposal would be adjacent to public rights of way footpath 128, the proposal is substantially screened by boundary treatment, preventing opportunity for intrusive overlooking from the public right of way and from the public into the proposal.

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 considerable weight in favour of the application.

Highways

The proposal would not increase the number of bedrooms on site or impact the amount of 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. This carries moderate 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

It has not been necessary to make contact with the applicant to make amendments to the proposal.

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 approved plans:

Proposed Elevations DwgNo:937/3

Proposed Floor Plan DwgNo:937/4

Location & Block PlansDWgNo:937/5

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

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 and Local Plan Policy HE1 The Historic Environment.

- 3) The external materials shall match those used in the existing side and rear elevations of the 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.

Informative(s):

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.