

Application Reference: 2026/0447

Site Address: 5 Saxton Close, Elsecar, Barnsley, S74 8BA

Proposal: Proposed increase in height of dwelling to form first floor with dormer windows and a single storey rear extension.

Relevant Site Characteristics

The property is a detached bungalow. The surrounding area is characterised by predominantly detached bungalows and semi-detached dwellings constructed from brickwork. Pitched roofs are commonplace. The property features a pitched roof form along with some flat roofed elements. The dwelling is constructed from red brickwork.

Milford Avenue Green Space is located directly to the west and north of the site. The site provides significant boundary treatment to all boundaries in the form of fencing to the west, north and east and hedgerows to the south.

Planning History

Reference	Description	Decision
B/80/2040/WW	Outline for residential development	Historic
B/83/0434/WW	Erection of 31 dwellings	Historic

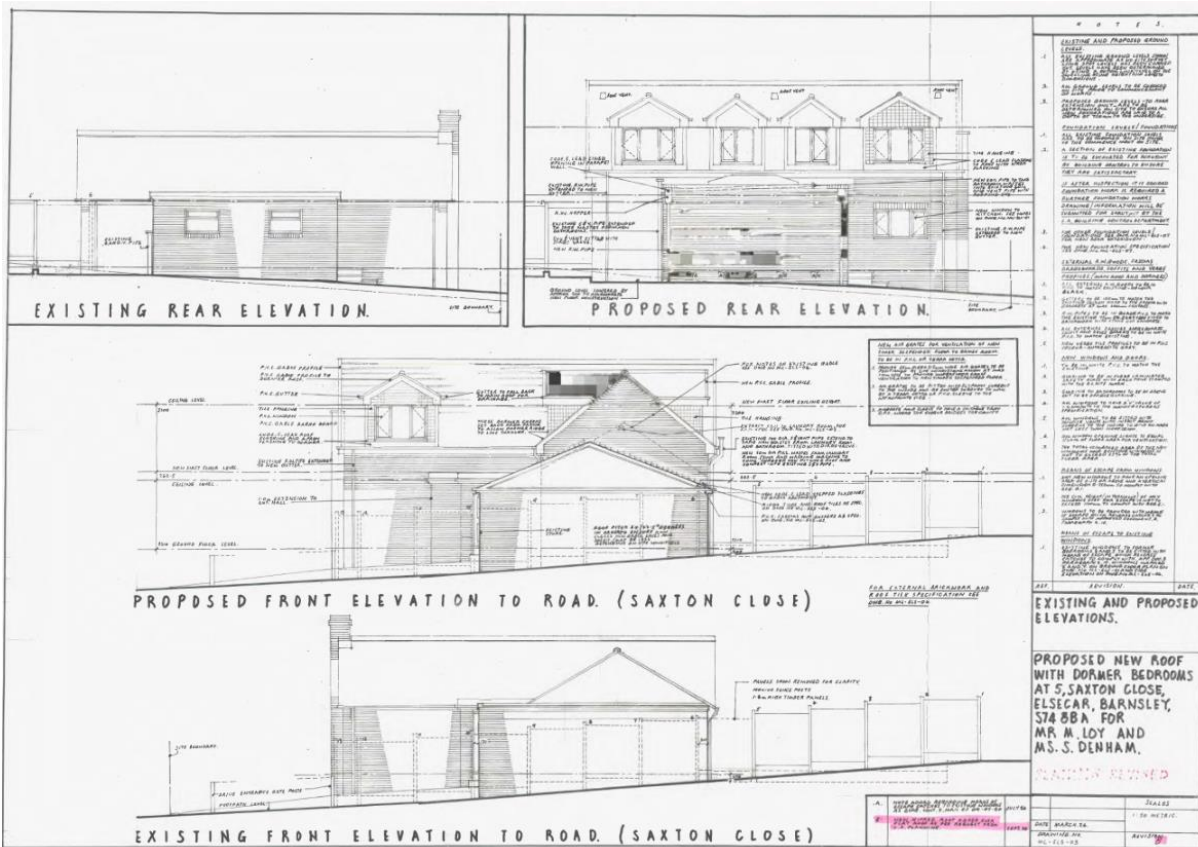
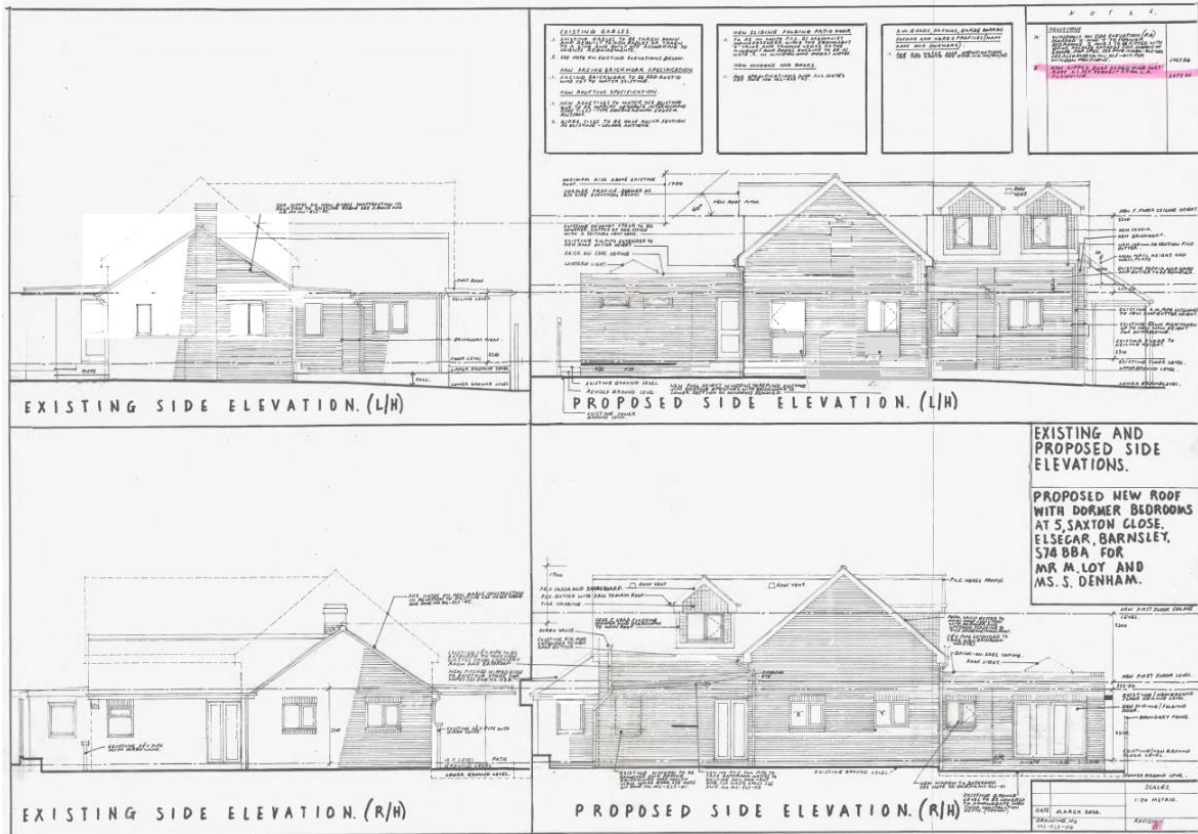
Detailed description of Proposed Works

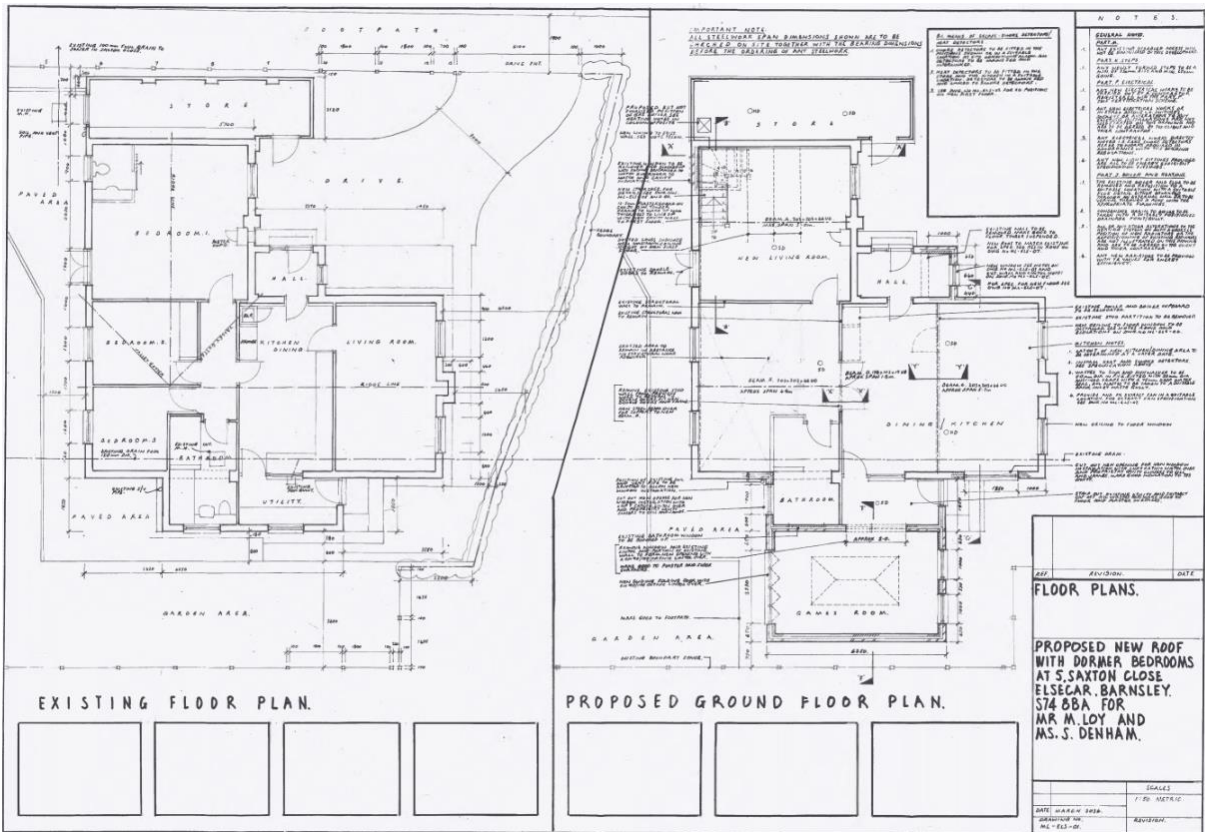
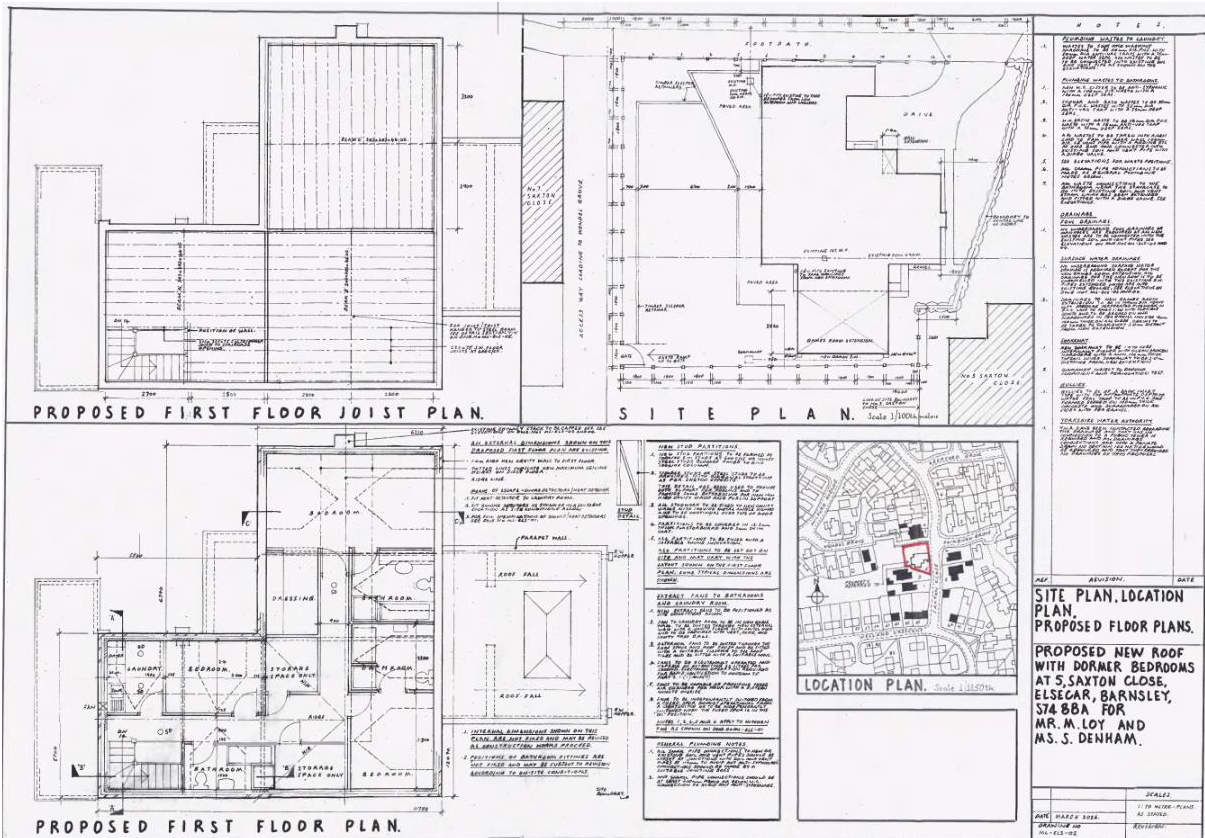
The applicant is seeking permission to increase the roof height by approximately 1.7 metres facilitating accommodation at first floor level. A total of 8 gable roofed dormer windows are proposed; 1 to the north facing roof plane servicing a bathroom, 2 to the south facing roof plane servicing a laundry room and bedroom, 1 to the east facing roof plane servicing a bedroom, and 4 to the west facing roof plane servicing bedrooms and bathrooms.

A single storey rear games room extension is proposed to the west of the dwelling projecting approximately 5.6 metres and with an approximate width of 6.3 metres. A flat roof with a parapet is proposed with an approximate height of 3.5 metres. Two small, heightened windows are proposed to the south elevation along with a door. Glazed sliding doors spanning approximately 2.5 metres are proposed to the north elevation. A window is proposed to the north elevation of the extension to service a bathroom. A roof lantern is proposed centrally to the roof.

The existing porch is proposed to be extended to the south by approximately 1 metre and maintaining the existing flat roof. A pitched roof is proposed to the existing flat roofed extension to the east of the dwelling and providing an approximate ridge height of 4.1 metres.

Matching materials are proposed throughout.





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.

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 proposed roof alterations would provide a matching roof to the existing dwelling. The increase in roof height is acknowledged to provide a significant change to the dwelling, however the increase in roof height would not be out of place with the street scene. The street scene is home to two storey dwellings which the proposed 1.7 metre ridge increase would remain subordinate to. The increased roof height would therefore not be considered an incongruous addition to the street scene.

The Supplementary Planning Document for House Extensions states 'The design of the dormer window should reflect the character of the area, the surrounding buildings and the age and appearance of the existing building. Vertically proportioned dormer windows with pitched roofs are traditionally found in the Barnsley area. Flat roof dormers which tend to be larger and have horizontal emphasis can be seen in more recent housing developments. These have proved to be more expensive to maintain and prone to failure. Flat roof dormers are considered aesthetically inferior and are not normally acceptable. Consequently, pitched

roof dormers are generally considered more appropriate for both aesthetic and practical reasons.'

Dormers are acknowledged not to be a common feature in the street scene; however gable roofs and gable features are commonplace, which the dormers would look to replicate. The number of dormers proposed is significant, however they are detailed to be set back from the eaves and provide gable roof forms which is in keeping with the character of the dwelling and street scene. Additionally, four of the dormers are proposed to the rear of the dwelling and would therefore not be impactful on the street scene.

The proposed roof addition to the single storey extension to the east of the dwelling is welcomed and would be more in keeping with the street scene and seen as a more appropriate form of development.

The Supplementary Planning Document for House Extensions states 'To combat the problems of loss of light, as well as loss of privacy and outlook, the size and projection of rear extensions need to be strictly controlled. Extensions to the rear of detached houses will be considered on their design merits and where no adjacent properties are affected.'

The proposed rear extension provides a significant rearward projection at approximately 5.6 metres. Given the dwelling is a detached property and a significantly larger rear extension could be erected under a prior notification application, the rearward projection is considered acceptable on this occasion. The use of a flat roof is not preferred, however given the extension is to the rear, the use of a flat roof will not impact the character of the street scene.

The existing porch is proposed to be extended to the south by approximately 1 metre and retain the existing flat roof. Given the existing porch and extension are significantly distanced from the highway and somewhat screened by the remainder of the dwelling and boundary treatment. The impact of the existing porch and porch extension on the street scene is therefore considered to be minor.

The use of matching materials throughout is welcomed and allows the proposal to remain in keeping with the character of the dwelling 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 significant weight in favour of the application.

Impact on Neighbouring Amenity

The dwelling is to the northeast of 3 Saxton Close. The increased roof height would therefore not result in any significant loss of light to the south. The site provides significant screening to the south through the use of hedges and therefore is significantly screened. The proposal would therefore not be likely to provide an overly dominant structure. Although the ridge and eaves height would be increased, a fairly modest eaves height of approximately 3.7 metres would be the nearest element of the proposal to the neighbour and would not be likely to result in any detrimental loss of outlook or over dominance.

The dwelling is to the south of 7 Saxton Close. The south elevation of this neighbouring dwelling is a blank gable elevation. The increased roof height is acknowledged to be to the south; however, the dwelling is significantly distanced by approximately 13 metres and features significant boundary treatment. Furthermore, the site is located on a lower level than the neighbouring property to the north, which is already a two storey dwelling and would

therefore have a reduced impact on neighbours to the north with little dominance and a limited loss of light.

The proposed rear elevation dormers would not project further towards the rear than the existing rear elevation of the dwelling. The site provides significant boundary treatment to the rear, screening the proposed dormers from the dwelling to the west. The two rear elevation dormer windows detailed to service bathrooms shall be conditioned to be obscured glazing in order to protect the privacy of the applicant, the owners of the property to the west and members of the public.

The proposed north facing dormer window detailed to service a bathroom shall also be detailed to be obscured in order to protect the privacy of the applicant and members of the public.

The proposed rear extension would be to the northeast of 3 Saxton Close. The proposed rear extension would be single storey and therefore have little opportunity for overshadowing. The use of a flat roof reduces the impact of the proposal. The site provides significant boundary treatment which would reduce the impact of the proposal. The south elevation of the extension provides heightened glazing which would not allow any opportunity for overlooking.

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 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. 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

It has been necessary to request amendments from the applicant to amend the flat roof of the existing store extension to be a pitched roof. Amendments were received on 11th September 2026

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

Floor Plans ML – ELS – 01

Site Plan, Location Plan, Proposed Floor Plans ML – ELS – 02

Existing and Proposed Elevations ML – ELS 03 Rev: B

Existing and Proposed Side Elevations ML – ELS – 04 Rev: B

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.

4. The rear elevation dormer windows servicing bathrooms shall be of obscured glazing with an obscurity rating of no less than 4 in the Pilkington Glass Range (or an equivalent obscurity rating). The glazing shall be retained as such thereafter.

Reason: In order to safeguard amenities of the applicant, the occupiers of the dwelling to the west and members of the public in accordance with Local Plan Policy GD1 General Development.

5. The north facing dormer window servicing a bathroom shall be of obscured glazing with an obscurity rating of no less than 4 in the Pilkington Glass Range (or an equivalent obscurity rating). The glazing shall be retained as such thereafter.

Reason: In order to safeguard amenities of the applicant and members of the public in accordance with Local Plan Policy GD1 General Development.

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.