

Application Reference: 2026/0159

Site Address: 1 Rodes Avenue, Great Houghton, Barnsley, S72 0BA

Introduction: This application seeks full planning permission for the erection of first floor front and side extensions to dwelling

Relevant Site Characteristics:

The dwelling is an extended red brick detached house, located on a residential street comprising of similar houses, along with detached bungalows and chalet style 1.5 story bungalows. The application dwelling is located adjacent to the Grade II* St Michael’s & All Saints Church, which itself has been extended at the rear.



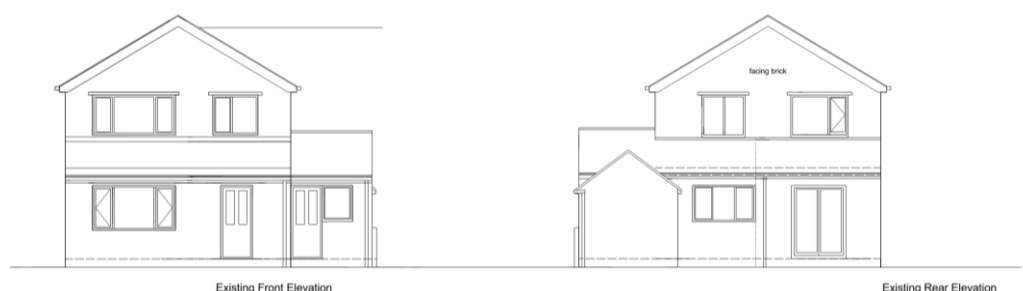
Site History

- Application 2011/0365 for the ‘Erection of two storey side and single storey rear extension and front porch extension to dwelling’ was approved in 2011 but was not implemented.
- Application 2013/0324 for the ‘Erection of front and rear single storey extensions to dwelling and formation of patio area’ was approved and constructed.
- Application 2022/0518 for the ‘Erection of side/rear extension’ (ground floor) was approved and constructed.

Detailed description of Proposed Works

The proposal is for a first-floor extension above the existing ground floor extension located on the front elevation approved in application 2013/0324. An additional first floor extension is also proposed, partially above the existing single storey side extension approved in application 2022/0518. As with the existing ground floor extension, the first floor would be set back approximately 4m from the current first floor extension.

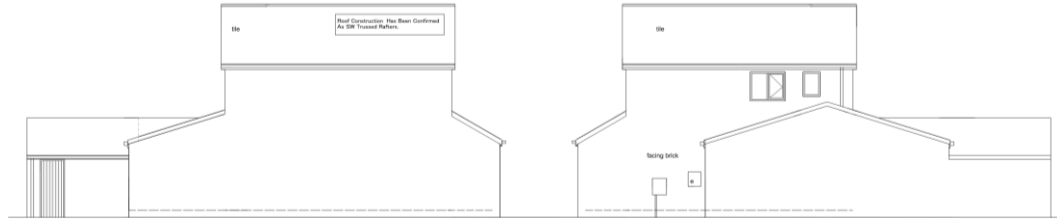
Existing and Proposed Elevations and Floor Plans





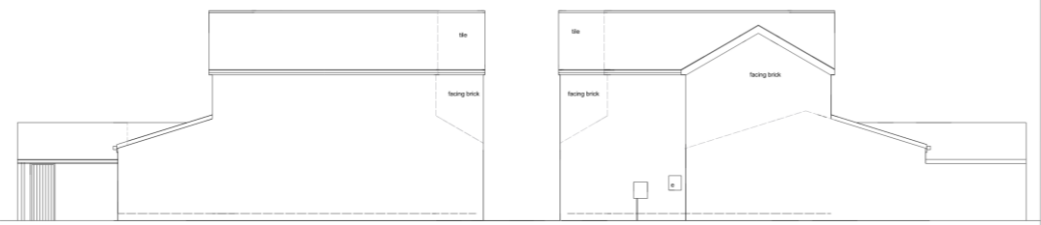
Proposed Front Elevation

Proposed Rear Elevation



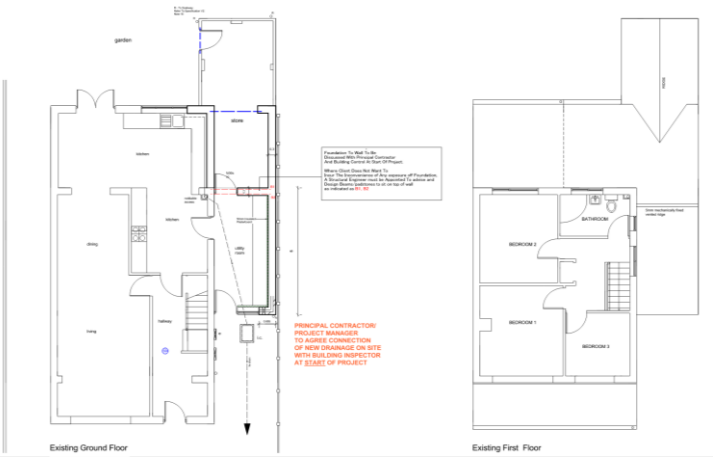
Existing Side (West) Elevation

Existing Side (East) Elevation



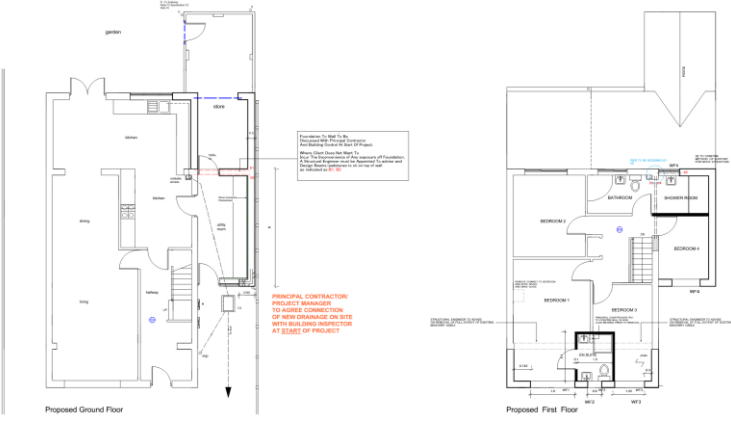
Proposed Side (West) Elevation

Proposed Side (East) Elevation



Existing Ground Floor

Existing First Floor



Proposed Ground Floor

Proposed First Floor

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
- Policy HE1 The Historic Environment
- Policy HE3 Developments affecting Historic Buildings

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 Section

Section 16 - Conserving and enhancing the historic environment

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 comments were received.

Conservation Officer:

Due to the location of the application dwelling, adjacent to the Grade II* St Michael's & All Saints Church, a heritage statement was provided with the application, and the whole application was reviewed by the conservation officer who raised no objection to the proposal with an extract from their full report below:

Despite the relatively close proximity to the grade II* St Michaels, I would suggest the location for the proposed extension is in a part of the setting that has already undergone substantial and far-reaching change. Consequently, I feel the setting directly associated with the curtilage of Number 1 Rodes Avenue contributes nothing to the historic significance of the II* designated asset. The side extension is to the east and largely shielded from views from the chapel. The front extension over the existing narrow monopitch will be seen from the west and the immediate setting of listed building. However, I would suggest the sensitivity is minimal being separated from the modern C20 development of Rodes Avenue. The specific location and the nature of the extension also mean it would not be particularly visible from the areas of setting that do contribute more (Chapel Lane for example). As such I see no harm and overall, I raise no objections.

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

The original scale of the dwelling has already been lost, resulting, as with other dwellings within the street scene, a varied appearance to groups of dwellings which were once identical in scale and design to each other. With the proposed front and side extension being constructed atop of the existing front and rear ground floor extensions respectively, a setback from the front elevation would usually be required but is absent from the front extension. However, the proposed first-floor side extension would remain set back approximately 4.25m from the current ground floor front elevation, and a complimentary style roof would be set lower than the original roof, illustrating subordination to the host dwelling.

Broadly the design of the front elevation would be comparable to the original front elevation, more than it is currently with just a ground floor extension. The exception to this would be a small front elevation window, proposed between the existing first floor windows, however, this may be allowable through permitted development and does not cause any significant impact. The existing front extension and subsequently the proposed first floor addition would be located no further forward than the build-line of the adjacent neighbouring house at No3.

The proposed first floor side extension, like the existing extension would be set back approximately 4.25m from the front elevation, so would not be significantly prominent within the street scene. The first floor extension also does not extend beyond the original rear elevation of the dwelling, and is in line with the rear elevation of the neighbouring dwelling at No3, leaving only the previously approved ground floor rear extension at the rear of the dwelling, so would not have a negative impact on the neighbouring rear garden, or adjacent church.

With matching brick and tiles proposed, the overall design of the dwelling should not be significantly different to the original design of the dwelling, or as it currently stands. It would be undeniable to argue that the original character of the dwelling has not been significantly altered, but the dwelling remains of an acceptable design and character within its plot, and the broader street scene. As a note the cumulative ground floor footprint of the extensions do not take up more than 50% of the original rear garden space, or the original undeveloped space of the whole plot. Furthermore, as noted by the conservation officer, there is not expected to be any negative impact to the adjacent Grade II* listed church.

Whilst the proposal may have not fully met the requirements of the SPD House Extensions and Other Domestic Extensions, the overall impact the proposal would be considered as modest, and it would be compliant with local policy D1, GD1 and HE3. This carries moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

With the proposal building upon the existing footprint of the front ground floor extension, and partially upon the existing ground floor side extension, the impact on neighbouring amenity would be expected to be minimal. With the heightened front extension remaining in line with the existing

front elevation of the only directly neighbouring dwelling of No.3, there would be little or no impact on their amenity or the street scene.

For the proposed first floor side extension, as the extension would only partially cover the existing side extension, not extending beyond the original rear elevation of the dwelling, and with existing side elevation windows being removed, leaving a blank brick wall, there would be no concern over privacy, and with the neighbouring dwelling featuring a blank elevation too, no concerns over their outlook.

As no recommended gap of 1m was originally left between the side extension and the boundary, with the extension being built up to two storeys, there may be an impact of overbearing. In mitigation of this, the neighbouring dwelling does have an approximate 1.9m gap between their side elevation and the side boundary, and with the two-storey aspect of the side extension only being 4.35m in length, the impact of the structure being overbearing, and potential impact on light levels, on what is in effect is a passageway between the front and rear garden would be considered as having a modest impact.

From the rear elevation of the house and proposed first floor extension which features a new window, although possibly featuring obscured glazing, there is an approximate 14m distance to the rear boundary, and 24m to the rear elevation of a neighbouring dwelling. Both these measurements meet the House Extensions and Other domestic Extensions SPD guidance of 10m and 21m respectively for distance between a first-floor window in an extension, and if applicable, distance between habitable windows. For comparative purposes only, the front extension is approximately 7.5m from the front boundary and 25m from the front elevation of the dwelling opposite.

With a modest impact on the amity of adjacent neighbour No.3, no impact on other neighbouring dwellings, including those on Rodes Avenue, and as confirmed by the Conservation Officer, no negative impact on the Grade II* listed church, the proposal would be considered in accordance with Local Policy GD1 and HE3. This carries moderate weight in favour of the proposal.

Highways

With parking provision unaltered by the plans, which includes a blocked paved front garden, with dropped kerb access and ample parking for at least two vehicles, there would be no impact upon access, parking provision or 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

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.

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

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 and Informative

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 plans
 - Block Plan DWG NO. P-01 REV V1
 - Existing Floor Plans and Elevations DWG NO. P02
 - Proposed Floor Plans and Elevations DWG NO. P03 REV A
 - Location Plan DWG NO. P-05

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.

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.

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.