

Application Reference: 2026/0534

Site Address: 78 Long Causeway, Monk Bretton, Barnsley, S71 2JA

Proposal: Erection of rear single storey extension and rear dormer extension, and apply an external render to the extension, rear elevation, and gable end.

Relevant Site Characteristics

The property is a semi-detached bungalow within the Monk Bretton area. The street scene is characterised by a mixture of both detached and semi-detached bungalows. The neighbouring properties are constructed from red brickwork with occasional render and feature pitched roofs.

The site provides a modest rear and front garden. A driveway is located to the south of the dwelling. The dwelling is constructed from red brickwork and provides a tiled, pitched roof.

Planning History

Reference	Description	Decision
2025/0978	Erection of rear flat roof dormer window and two storey rear extension.	Refuse Reason for Refusal: In the opinion of the local planning authority, the proposed rear dormer and two storey extension provides an unsympathetic scheme of poor design which would detract from the character of the dwelling to a detrimental degree. Consequently, this application is considered to be contrary to para 139 of the NPPF, and Local Plan Policy D1: High Quality Design and Place Making of the Local Plan which states that 'development is expected to be of high quality design' and 'complement and enhance the character and setting of distinctive places'

Detailed description of Proposed Works

The applicant is seeking permission to install a rear dormer window to the rear roof plane and to erect a single storey rear extension.

The dormer would have an approximate rear projection of 4.4 metres and an approximate height of 2.5 metres. The dormer is proposed to have an approximate width of 6.3 metres. And provide a flat roof. A window is proposed centrally to the dormer with elongated windows located to either side. The windows would service a living room.

The proposed rear extension would project approximately 3.3 metres to the rear and have an approximate width of 4.5 metres. A gable roof form is proposed with an approximate eaves' height of 2.3 metres and an approximate ridge height of 3.7 metres. Bifold door spanning approximately 2.7 metres are proposed to the rear elevation and servicing a bedroom and roof lights are proposed to each roof plane. The rear extension is proposed to be constructed from render which is also detailed to the existing rear elevation of the dwelling and the side elevation.



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 August 2026, the UK Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF 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. The revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

The revised NPPF establishes national decision-making policies (NDMP). Central to the NPPF is a presumption in favour of sustainable development (NDMP S3) and plans and decisions should apply this NDMP. There are three overarching objectives to sustainable development: an economic, social and environmental objective which are mutually dependent.

The following NPPF sections and NDMPs are relevant in this case:

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 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.'

The proposed rear dormer sits within the roof plane without exceeding the height of the ridge or the projection of the rear elevation. Although flat roof dormers are not preferred, given other flat roofed dormers are located to the rear of other properties in the area, the proposal is not considered to be out of character. It is also acknowledged the dormer could be installed under permitted development. The glazing proposed is located centrally and symmetrically to the dormer and is not considered controversial.

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 rear extension provides a modest rearward projection of approximately 3.3 metres. The proposed gable roof form is preferred and is in keeping with the roof of the dwelling and the surrounding area. A modest eaves height and ridge height is proposed which allows the proposal to remain subordinate to the existing dwelling and aligns with the House Extensions SPD guidance.

The use of render to the extension, rear elevation and side elevation is considered acceptable given it would mostly be out of sight and there are some rendered features within the 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

The proposed dormer remains within the roof plane and would not result in any detrimental loss of light to the adjoined northern property. The dormer provides rear windows which service a living room, however given boundary treatment is in place, and the dormer can be

installed under permitted development, it would not be prudent to restrict the proposed dormer.

The proposed rear extension would be located to the south of 80 Long Causeway, however a modest rearward projection and eaves height is proposed which would not result in detrimental loss of light or be of an overbearing nature. The use of a gable roof form is welcomed as it results in the closest part of the extension being the lowest part of the roof. The rear elevation provides bifold doors which service a bedroom however given the glazing would be at ground floor level, the existing boundary treatment would prevent any opportunity for overlooking and would not be at an elevated viewpoint.

The neighbouring property to the south is located forward of the site dwelling. The proposed extension would therefore be significantly distanced to the rear of the neighbouring garden space and would not impact the residential amenity of the neighbouring property to the south. Significant boundary treatment is located to the rear of the site preventing any residential amenity impacts on the neighbouring property to the west.

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 increase the number of bedrooms on site from two to three. Given the increase in bedrooms at the property, the site now requires parking facility for at least two parking spaces. Given the length of the driveway, the site will provide sufficient parking for at least two parking spaces.

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 not been necessary to request amendments from the applicant.

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.