

Application Reference: 2026/0541.

Location: 2 Allendale Road, Hoyland, Barnsley, S74 9AP.

Introduction

This application seeks planning permission for the erection of a two-storey side extension.

Relevant Site Characteristics

This application relates to a modest-sized corner plot located on the east side of Allendale Road and at the junction of Allendale Road with Woodhouse Road and in an area that is principally residential characterised by two-storey detached and semi-detached dwellinghouses that are in general similar in scale and appearance. There are some differences in roof type and appearance between newer and older estates. The topography of the area falls gradually west-to-east and north-to-south.

The application property is a two-storey semi-detached dwellinghouse constructed of brickwork with a concrete tiled hipped roof. The application dwellinghouse features bay windows to the ground and first floors and a recessed entrance behind an archway located on its principal [west] elevation. It is fronted by a modest-sized garden area which comprises lawn and various vegetation enclosed by a low-built brick wall. To the side and rear are further garden areas comprising lawn enclosed by timber fencing. The application dwellinghouse benefits from an existing single storey extensions to the rear with a detached garage and off-street parking area located to the west within the development site and accessed off Woodhouse Road.



Site History

2008/0273	Erection of detached double garage with office above.	Approved.
2011/0597	Erection of single detached garage.	Approved.
2024/1098	Erection of single storey rear extension with a rearwards projection of 4m with a height to the eaves of 2.55m and 3.65m to the highest point (Prior Notification - Householder).	Prior Approval – Not Required.

Detailed Description of Proposed Works

This application seeks planning permission for the erection of a two-storey side extension.

The proposed extension would measure approximately 4.1 metres (W) x 7.1 metres (D) x 7.4 metres (H). The proposed extension would maintain the eaves height of the existing dwellinghouse and will be set back from the principal elevation by approximately 0.5 metres. The proposed extension would be constructed of closely matching external materials comprising facing brickwork and concrete roof tiles.

During the application process, this proposal was amended to hip the roof of the proposed extension to reflect the style of the existing roof.

PROPOSED MATERIALS:

ROOF: Concrete interlocking tiles to match the existing tiles

WALLS: Facing brickwork to match existing

WINDOWS AND DOORS: Upvc windows and doors to clients spec, colour to match existing

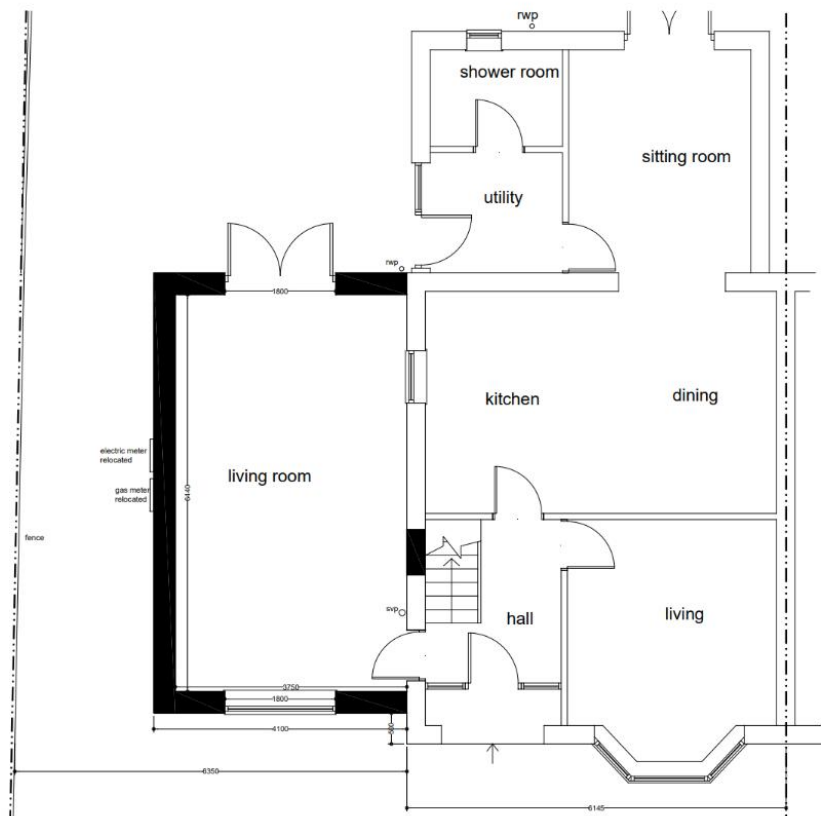
PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION

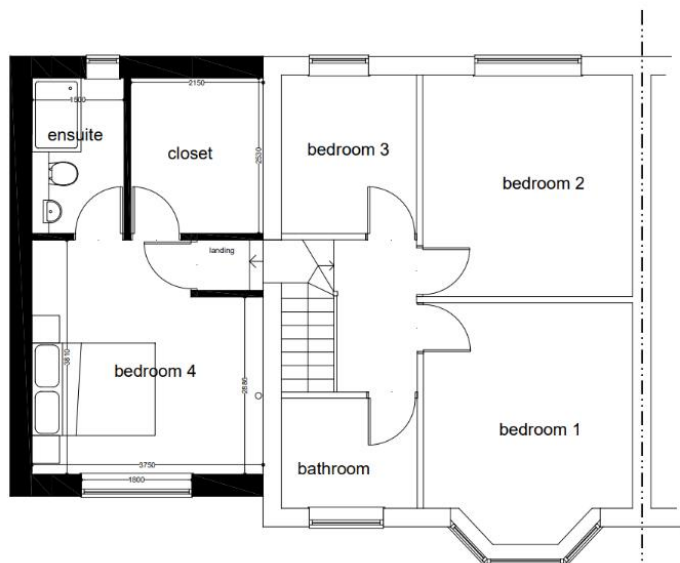
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A	Roof design altered	24/07/2026
Revision	Description	Date
DACHAIGH BUILDING DESIGN LTD tel: 07780529758 email: dachaighbdt@gmail.com		
Address 2 Allendale Road, Hoyland, S74 9AP		
Project two storey extension to a 2 storey dwelling		
Drawing title PROPOSED ELEVATIONS		
Drawing No. 04 Scale: 1:100@A3		



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All stage boundaries are to be confirmed by the client prior to commencement of any work.
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Revision	Description	Date
DACHAIGH BUILDING DESIGN LTD tel: 07710529758 email: dachaighbtd@gmail.com		
Address	2 Allendale Road, Hoyland, S74 9AP	
Project	two storey extension to a 2 storey dwelling	
Drawing title	PROPOSED GF PLAN	
Drawing No.	02	Scale: 1:50@A3



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Revision	Description	Date
DACHAIGH BUILDING DESIGN LTD tel: 07710529758 email: dachaighbtd@gmail.com		
Address	2 Allendale Road, Hoyland, S74 9AP	
Project	two storey extension to a 2 storey dwelling	
Drawing title	PROPOSED FF PLAN	
Drawing No.	03	Scale: 1:50@A3

Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation, and therefore, 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 POLL1: Pollution Control and Protection.*
- *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 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.

Central to the NPPF is a presumption in favour of sustainable development (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *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 this guidance 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 following SPDs are relevant in this case:

- *House extensions and other domestic alterations (Adopted March 2024).*
- *Parking (Adopted November 2019).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Other Material Considerations

- *South Yorkshire Residential Design Guide (SYRDG) 2011.*

Representations

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended).

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 were received.

Consultees

No statutory or non-statutory consultees were consulted on this application.

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 unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

Extensions and alterations to a dwelling are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Considering the above, this proposal is considered acceptable in principle subject to an assessment of the following matters.

Scale, Design and Impact on Character

The adopted House extensions and other domestic alterations SPD establishes guidance in respect of two-storey side extensions. It establishes that all two-storey side extensions should have a pitched roof that follows the form of the existing roof, that it is desirable to provide a 0.5 metre set back from the principal elevation, that where practicable, a set in from the side boundary of at least one metre should be provided, that the sideways projection of the side extension should not exceed more than two thirds the width of the original dwellinghouse, and where located on a corner plot, the sideways projection should not exceed more than half the width of the gap between the side boundary and the side elevation of the original dwellinghouse [unless the gap exceeded more than two thirds the width of the original dwellinghouse]. It also establishes that on a corner plot where the rear elevation would be clearly visible, a set back of at least 0.5 metres from the rear elevation should be provided.

In this instance, the proposed extension would be located within a corner plot where the existing gap between the side boundary and the side elevation of the original dwellinghouse exceeds more than two thirds the width of the original dwellinghouse. The proposed extension would adopt a sideways projection that would not exceed more than two thirds the width of the original dwellinghouse and as such, accords with adopted design guidance in this regard. The proposed extension would adopt a set back of at least 0.5 metres from the principal elevation of the original dwellinghouse, however no set back from the rear elevation would be provided. The proposed extension, following amendments, would adopt a hipped roof that would follow the existing roof. The proposed extension would also be set down from the ridge of the existing roof which is welcome. The proposed extension would adopt a construction that utilises closely matching external materials comprising facing brick and concrete roof tiles.

Whilst the absence of a set back from the rear elevation would not be desirable given this extension would be located within a prominent corner plot and would be clearly visible from the public realm of Woodhouse Road, this is considered to be a minor issue, especially when considered in the context of this proposal chiefly according with adopted design guidance. The proposed extension would also appear subordinate to the original dwellinghouse and would not significantly alter or detract from the character of the application dwellinghouse or street scenes of Allendale Road and Woodhouse Road which is welcome. As such, this element is considered acceptable in this instance, on balance.

Considering the above, on balance, this is considered to weigh significantly in favour of this proposal and its approval.

This proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and is considered acceptable regarding its impact on visual amenity.

Impact on Neighbouring Amenity

The proposed two-storey extension would be erected on the north [side] elevation of the application dwellinghouse and would be separated from neighbouring properties to the north and west by roads. The garden areas of the application dwellinghouse and the neighbouring properties to the east would provide sufficient separation from any potential impacts associated with the proposed development. Sufficient separation distances [21 metres or more] would be achieved between the windows on the first floor of the proposed extension to neighbouring habitable rooms windows to the east and west.

Considering the above, it is not considered that the proposal would contribute to significant increased overshadowing, overlooking and loss of privacy, or reduced outlook impacts which would otherwise adversely affect the amenity of the occupants of the application or adjacent neighbouring properties.

Considering the above, on balance, this is considered to weigh significantly in favour of this proposal and its approval.

This proposal is therefore considered to comply with Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding its impact on residential amenity.

Impact on Highways

The proposal is not considered to be prejudicial to highway safety because existing off-street parking and access arrangements within the development site would not be affected and the proposal would not result in a requirement to provide additional spaces.

Considering the above, on balance, this is considered to weigh modestly in favour of this proposal and its approval.

This proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding its impact on highway safety.

Planning Balance and Conclusion

In accordance with the provision of paragraph 11 of the NPPF (2024), this proposal is considered in the context of the presumption in favour of sustainable development.

For the reasons given above, and taking all other matters into consideration, this proposal complies with the relevant local and national planning policies and guidance and as such, planning permission should be granted subject to necessary conditions.

RECOMMENDATION: Approve subject to conditions.

Justification

Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.

In dealing with the application, the local planning authority (LPA) has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Amendments sought in respect of providing a hipped roof and set back from the rear elevation of the original dwellinghouse.

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 representations, 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:

02 Proposed Ground Floor Plan.

03 Proposed First Floor Plan.

04 Rev. A Proposed Elevations received 24th July 2026.

05 Location Plan.

06 Proposed Site Plan.

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 [2 Allendale Road, Hoyland, Barnsley, S74 9AP] and specified by the approved documents listed above.

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. It is recommended that measures are taken to prevent a nuisance/ or effect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke or dust. No waste should be burnt. If a statutory nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore, recommended that you give serious consideration to the steps that may be required to prevent a noise, dust or smoke nuisance from being created.
3. The applicant/contractor should note that to deposit mud/debris on the public highway, or anything which may cause a nuisance or possible danger to road users, is an offence under provisions of the Highways Act 1980.