

Application Reference: 2026/0499

Site Address: 385 Darton Lane, Mapplewell, Barnsley, S75 6AL

Proposal: First floor rear extension, and alterations to roofline on side (above integrated garage) of dwelling.

Relevant Site Characteristics

The property is a detached dwelling within the Mapplewell area. The surrounding area is characterised by a mixture of house types including detached, semi-detached, terraced and bungalows. A mixture of brickwork and stonework is used. Commercial units are located to the northeast of the site with the nearest unit being a launderette. Mapplewell Health Centre is located to the southeast of the site across Darton Lane. Residential properties are located to the northwest and west of the site.

The property features various roof types. The main dwelling frontage provides a pitched roof form. The single storey element of the dwelling provides a pitched roof form with a hipped roof form to the rear as the extension surrounds the rear of the dwelling. A two-storey gable roofed element is located centrally to the dwelling and to the rear of the pitched roof element of the property. This feature exceeds the height of the main frontage of the dwelling. The front elevation of the dwelling is constructed from stone with the rear and side elevations constructed from white render. Parking is facilitated to the front of the dwelling via a modest driveway. A large garden is located to the side of the dwelling, and a small amenity area is located to the rear of the dwelling.

Planning History

Reference	Description	Decision
B/02/0371/DT	Erection of side and rear single storey extension to dwelling.	Permission Granted

Detailed description of Proposed Works

The applicant is seeking permission to erect a first-floor extension to the rear of the dwelling and to alter the existing single storey side extension to a flat roof.

The proposed first floor extension would project to the rear by approximately 8.2 metres to the east of the dwelling and approximately 3.7 metres to the west of the dwelling. The extension would not project further to the rear than the existing single storey extensions rear elevation. The extension would have an approximate width of 7.7 metres. Two gable roof forms are proposed with an approximate eaves' height of 5.4 metres and an approximate ridge height of 6.3 metres. The ridge heights are set down from the existing dwelling by approximately 0.3 metres. The existing chimney is proposed to be reduced by approximately 0.5 metres. The existing single storey side extension is proposed to change its roof to a flat roof with a parapet providing an approximate roof height of 3 metres. Matching render is proposed to be used along with matching roof tiles.

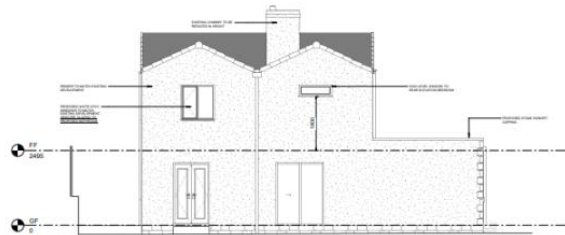
An obscured rear elevation window is proposed at first floor level to the east of the rear elevation servicing a bathroom. A high-level window is proposed to the west of the rear elevation to service a bedroom. A window is proposed at first floor level to each side elevation servicing a bedroom.



Proposed South East Elevation
1 : 50



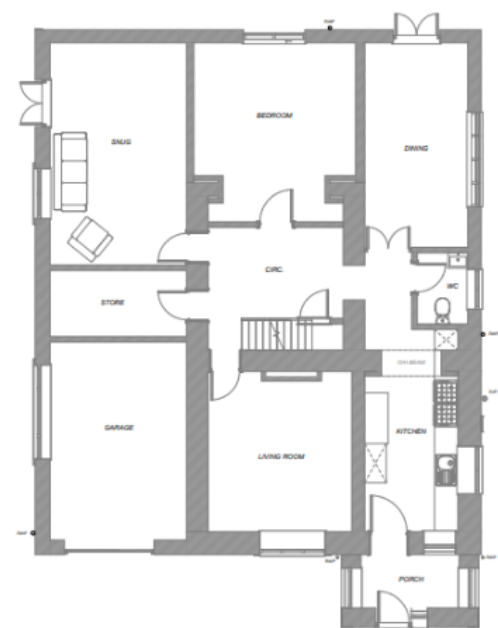
Proposed North East Elevation
1 : 50



Proposed North West Elevation
1 : 50



Proposed South West Elevation
1 : 50



Proposed Ground Floor Plan
1 : 50



Proposed First Floor Plan
1 : 50

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.

Other Guidance

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.

One representation has been received raising the following concerns. The proposal would create an overbearing and oppressive two-storey structure immediately adjacent to a boundary and would significantly reduce the outlook and openness and result in reduced daylight. The proposed distance between the rear elevation windows and the dwelling to the rear is insufficient resulting in loss of privacy. The proposal fails to provide justifications for the impacts.

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 ‘Two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook.’

‘Extensions to the rear of detached houses will be considered on their design merits and where no adjacent properties are affected.’

The proposed rearward projection on the east side of the dwelling is acknowledged to be significant, however the part of the extension at the west side of the dwelling is more modest at approximately 3.7 metres due to it extending to the rear of the existing first floor extension. Although significant, the extension would not project further to the rear than the existing ground floor of the dwelling.

The greater scale and massing which the proposal would create is acknowledged; however, this is considered to be outweighed by the removal of the existing incongruous first floor roof and the installation of a more appropriate design. The proposed roof would be set down from the existing roof by approximately 0.3 metres and would be screened from the front elevation

by the existing dwelling, improving the dwellings visual amenity and allowing the proposal to remain subordinate to the existing dwelling. The reduction of the chimney height by 0.5 metres is also considered to be an improvement and more in keeping with the dwelling.

The proposed use of a flat parapet roof to be installed on the existing single storey side extension is not preferred, however given the use of a pitched roof would impact upon the proposed first floor side elevations windows, which are imperative to allow for acceptable neighbouring residential amenity, the flat roof is considered acceptable on this occasion. The roof height is also considered modest at 3 metres and remains subordinate to the existing dwelling. It is also acknowledged a similar extension could be erected in the same location with a flat roof under permitted development. It would therefore not be prudent to restrict this element of the proposal.

The proposed glazing is not considered to be of a controversial design and provides a similar fenestration to the existing glazing. The use of matching render and roof tiles is considered acceptable and would be in keeping with the character of the dwelling.

Given the significant development of the site and the existing close proximity of the dwelling to the rear and east side boundary, the permitted development rights will be conditioned to be removed in order to control of any further development of the site.

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

Concern has been raised regarding the proposals overbearing and oppressive nature in close proximity to the boundary which would result in a loss of privacy, daylight, outlook and openness.

The proposal would be erected to the southeast of 9 Croft Drive. The House Extensions SPD guidance outlines 21 metres should be retained between habitable room windows. In this case the original habitable rooms of the neighbouring property and the proposed extension would be distanced by approximately 14 metres. Although the proposal details windows to the rear elevation, one window would be obscured glazing servicing a bathroom and the second an elevated windows at a standing height of approximately 1.8 metres. The proposed windows in question would therefore not be considered to have any site line value or provide overlooking and would therefore not be considered habitable room windows which would reasonably impact the privacy of the applicant or the neighbour to the northwest. Considering the proposed rear elevation would not provide any windows which allow for external views, the elevation can be considered to have the same impact as a blank elevation. The House Extensions SPD outlines a distance of 12 metres should be maintained to a blank elevation. A distance of approximately 14 metres has been retained between the original rear elevation of the neighbouring dwelling and the proposal. The proposal is therefore not considered to result in loss of privacy to dwellings to the northwest of the site.

Although the bathroom window has already been detailed to be obscured, the window will also be conditioned to be obscured in order to protect the privacy of the applicant and the neighbouring properties located to the northwest of the site.

The South Yorkshire Residential Design Guide advises 'For the purposes of daylighting, back-to-back distances should, as appropriate to specific circumstances, be limited by the

25-degree rule.' Although the proposal is acknowledged to provide a two-storey structure in close proximity to the boundary between the two sites, the proposal would not intersect the 25-degree angle of the rear elevation ground floor window of the rear dwelling. Furthermore, the proposal would be at a reduced height than the existing first floor extension and therefore reduces the overall impact of the proposal. As such, although the proposal would provide some dominance the proposal is not considered to be of a scale which is of a detrimentally overbearing nature.

The site dwelling is acknowledged to be to the southeast of the neighbouring dwelling, however given the dwelling is off set to the east of the site and the proposed extension would be mostly to the east of the neighbouring dwelling, any loss of light would be restricted to early hours of the day and would therefore not result in detrimental levels of loss of light.

The proposed side elevation windows would service bedrooms. The southwest facing bedroom window would be distanced to 383 Darton Lane by approximately 14 metres and would face a blank elevation resulting in little to no impact on loss of privacy. The proposed northeast facing bedroom window would face the commercial units. The window would mostly face the associated parking for the commercial units and the roof of the units. As such the window would not result in any loss of privacy.

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 3 to 5. The proposal would not result in the loss of any parking facility. Given the site already provides parking for a 3-bedroom property and parking SPD requires no increase in parking facility for a 3-bedroom property compared to a 5-bedroom property, the existing and retained parking facility is considered acceptable.

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

A cross section showing the 25-degree angle of the property to the proposal was requested from the applicant to assess any overbearing and loss of outlook impact from the proposal. This was received on the 6th August 2026. The proposed flat roof for the side extension was also requested to be amended to a pitched roof. It was communicated the proposed pitch of the roof would impact upon the side elevation windows of 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.