

Application Reference: 2026/0185

Site Address: 17 Columbia Street, Worsbrough Common, Barnsley, S70 4LE

Proposal: Erection of two storey side and rear extension.

Relevant Site Characteristics

The property is a semi-detached dwelling within the Worsbrough Common area. The surrounding area is characterised by similar semi-detached dwellings constructed from matching materials to the site dwelling and featuring hipped roof forms. The site is located at the end of Columbia Street with access provided from a circular turning head. The neighbouring property to the south is oriented 90 degrees to the site.

The site provides a modest front, side and rear garden. The dwelling is constructed from red brickwork and features a hipped roof form. Significant boundary treatment is located to the rear of the site.

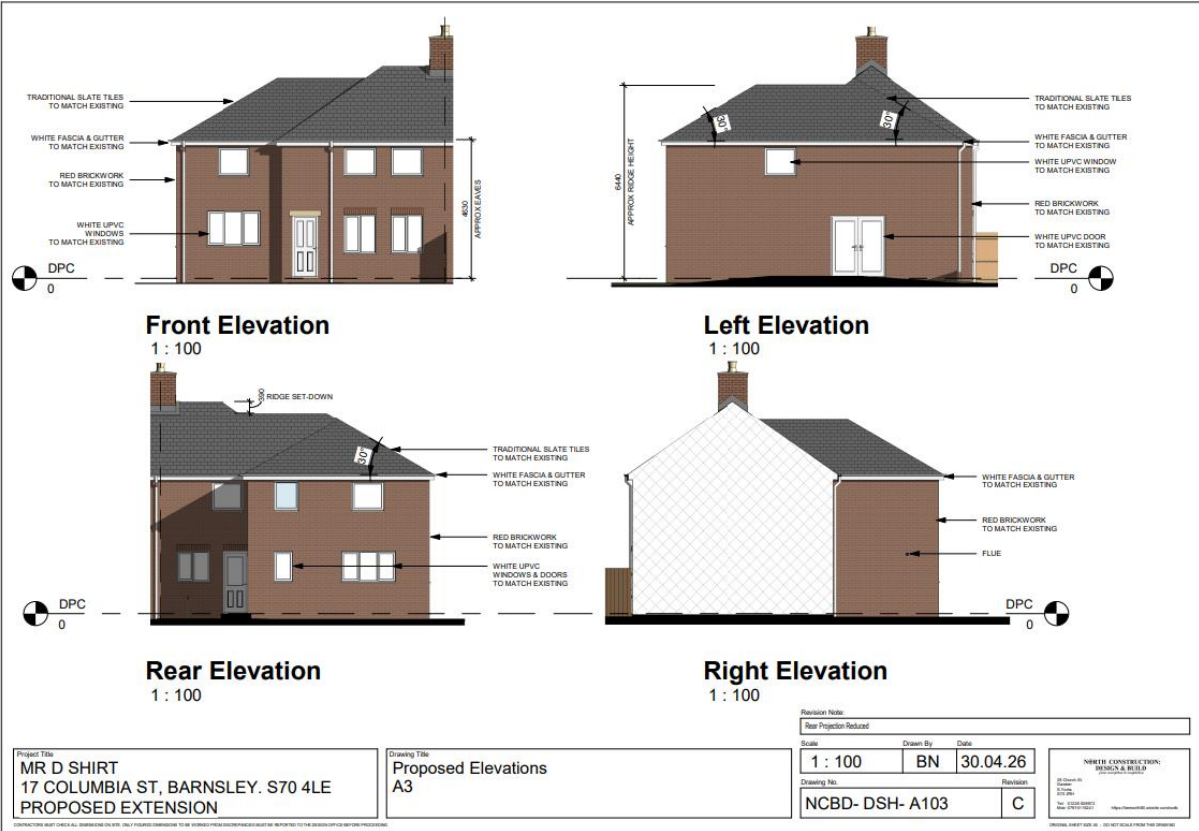
Detailed description of Proposed Works

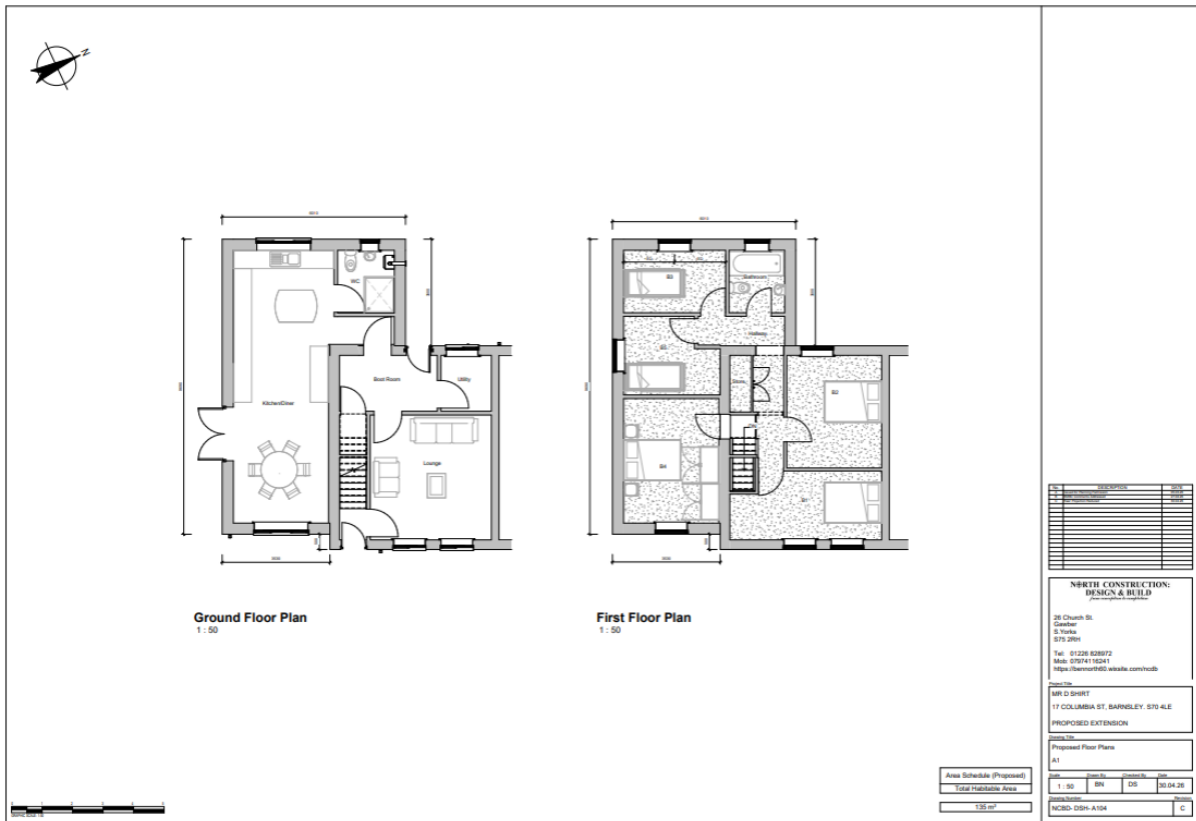
The applicant is seeking permission to erect a two-storey side and rear extension. The proposed side extension would have an approximate sideways projection of 3.5 metres and a proposed length of approximately 9.7 metres. A hipped roof form has been proposed with an approximate eaves' height of 4.6 metres and an approximate ridge height of 6.8 metres. The side extension has been set back from the front elevation by approximately 0.5 metres and set down from the ridge by approximately 0.39 metres.

The rear extension would project to the rear of the dwelling by approximately 3.5 metres and would have an approximate width of 6 metres. The extension would provide a hipped roof form with an approximate eaves' height of 4.6 metres and an approximate ridge height of 6.4 metres. The rear extension would be set to the south of the adjoined property by approximately 2.9 metres.

Glazing is proposed to the front elevation at ground floor level servicing a kitchen/dining room and at first floor level servicing a bedroom. Glazing is proposed to the rear elevation at ground floor level servicing a Kitchen/dining room and a second window servicing a W/C. First floor rear elevation glazing is proposed to service a bedroom and a second window to service a bathroom. Glazing is proposed to the side elevation in the form of patio doors providing access to the kitchen/dining room and a window a first-floor level servicing a bedroom.

Matching materials are detailed 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

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

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.

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 'All two-storey side extensions should have a pitched roof following the form of the existing roof. To prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling. A setback from the front elevation allows for a vertical break in the roof plane and a lowering of the ridge line. The sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling.'

Two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook. Two-storey extensions to terraces and semi-detached properties which abut a party boundary and adversely affect main windows will not normally be allowed. Two-storey rear extensions to semi-detached houses should, therefore, generally be designed with a rear projection of less than 3.5 metres and for terraced houses 2.5 metres. Larger extensions may be acceptable in certain circumstances -for instance: where the neighbouring house has been extended; or where there is a strong boundary treatment, such as a high wall or an outbuilding or garage built close to the boundary. Similarly, there may be circumstances where only smaller extensions are acceptable for instance: on sloping sites or where neighbouring houses are already overshadowed.'

The proposed side extension provides an acceptable sideways projection of less than two thirds the width of the existing dwelling. The side extension is set back from the front elevation and down from the ridge ensuring the proposal is subordinate to the existing dwelling. The use of a hipped roof form allows the proposal to remain in keeping with the site and the street scene.

It is noted that the 2 storey side and 2 storey rear extension combine resulting in a large side elevation, however, given the position and angle of the dwelling it is not highly visible from public vantage points and would not result in a prominent or dominant feature on the street scene.

The proposed rear extension provides an acceptable 3.5 metre rearward projection as outlined within the House Extensions SPD. A hipped roof form has been proposed which matches the existing roof form and integrates into the proposed side extension roof form.

Glazing has been detailed throughout which is of a similar character and scale to the existing fenestration. Matching materials have been detail ed throughout to the proposals benefit and ensures the proposal remains in keeping with the character of 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 rear extension would be erected to the south of the adjoining property. Rear extensions should avoid causing detrimental overshadowing to adjoining neighbours especially when to the south. Given the rear extension has been substantially set away from the adjoining neighbouring property, any possible overshadowing caused by the proposal would be reduced. In addition, the use of a hipped roof form allows for a lessened impact from the proposal as well as the set down of the ridge. The proposed rear extension would not intersect the 45-degree angle of the nearest neighbouring window. Given the above, the proposed rear extension would not overshadow or be overly dominant to a detrimental level. No side elevation windows have been detailed to face the adjoining property, preventing any opportunity for direct overlooking.

The proposed side extension would be to the north of 18 Columbia Street. The side extension has been detailed to be reasonably set in from the neighbouring boundary thanks to the maximum sideways projection of less than two thirds the width of the dwelling. Given the extension is to the north there would be no impact in terms of loss of light. Given the orientation of the site, the proposal would have a reduced impact on 18 Columbia Street.

A window is acknowledged to be detailed to the south facing side elevation to service a bedroom. Although the window is acknowledged to allow for some overlooking to the south, given the orientation of the dwelling is at 45 degrees to 18 Columbia Street, it would predominantly face the far rear amenity space to the south at a significant distance. It is therefore considered the window would not result in detrimental levels of overlooking. Additionally, letters have been sent to neighbours inviting comments relating to the proposal. No representations have been received.

The nearest dwellings to the rear of the site are significantly distanced and screened by substantial boundary treatment in the form of trees, bushes and a fence. An application was submitted for a residential dwelling beyond the rear boundary, however, that application was refused and dismissed at appeal. The proposal is therefore considered to not be impactful on rear neighbours.

The rear window servicing a bathroom shall be conditioned to be obscured glazing in order to protect the privacy of the applicant and neighbouring properties 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 2 to 5. The site facilitates parking for 2 vehicles and is therefore considered to be sufficient.

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

Amendments were requested during the application process to reduce the sideward projection, roof type and rearwards projection of the proposal to align with policy.

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

Proposed Elevations NCBD-DSH-A103 Rev:C
Proposed Floor Plans NCBD-DSH-A104 Rev:C
3D Views NCBD-DSH-A105 Rev:C
Site Plan NCBD-DSH-A106 Rev:B
Site Parking Layout NCBD-DSH-A107 Rev:A

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 first floor rear elevation 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 of the occupiers of the dwellings to the west 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.