

Application Reference: 2026/0383.

Location: 26 Broadway, Barnsley, S70 6QL.

Introduction

This application seeks planning permission for the installation of rooflights on the south-western roof slope, the installation of two side dormer windows and the erection of a front porch.

Relevant Site Characteristics

This application relates to a modest sized plot located on the north-east side of Broadway and in an area that is principally residential and characterised by detached bungalows and detached and semi-detached two-storey dwellinghouses of varying scale and appearance. This area has a changeable topography with properties located on both sides of Broadway elevated above the road. The ground levels off to the south-east and north-west. Dormer windows are not a universal feature to the front of properties in this area although some properties do benefit from modest dormer windows located to the rear.

The application dwellinghouse is a detached bungalow constructed of red brickwork with a rosemary tiled hipped roof. The application dwellinghouse benefits from a pitched gable roof projection located to the rear alongside a single storey flat roof extension and gable pitched roof dormer window. Also to the rear is a rear garden area with a small, detached outbuilding and off-street parking area served by a shared access off a single carriageway alley to the rear and that can be accessed off Beaumont Avenue to the north-west. The application dwellinghouse also benefits from an enclosed garden that is to the front.



Site History

There is no planning history associated with the development site.

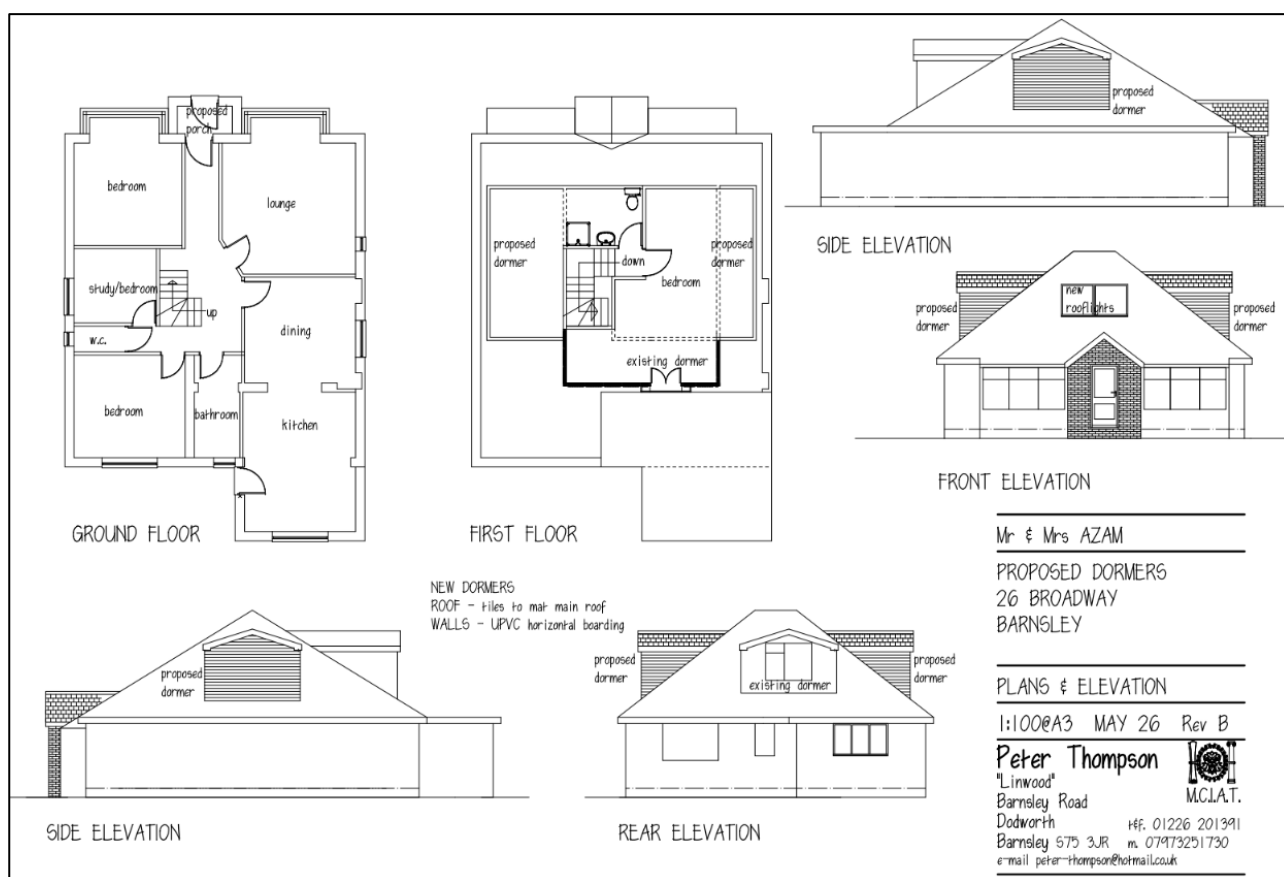
Detailed Description of Proposed Works

This application seeks planning permission for the installation of rooflights on the south-western roof slope, the installation of two side dormer windows and the erection of a front porch.

The proposed porch would be erected between two existing small bay windows located on the front elevation of the application dwellinghouse. The proposed front porch would measure approximately 2.4 metres (W) x 1.2 metres (L) x 3.4 metres (H) and would be constructed of matching roof tiles and brickwork.

The proposed side dormer windows would measure approximately 3.1 metres (W) x 3.0 metres (L) x 2.2 metres (H) and would be constructed of matching roof tiles.

During the application process, this proposal was amended to remove a front dormer window, adjust the scale, proportions and positioning of the proposed side dormer windows. Replacement roof lights to the front were also included.



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. 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 2011 (SYRDG).*

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.

One objection was received citing concerns in respect of impact on privacy and the design appearing out of character for a small bungalow.

Consultations

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.

Scale, Design and Impact on Character

During the application process, concerns were raised regarding the potential impact on the character of the application dwellinghouse and its appearance as a small bungalow.

This application seeks planning permission for the installation of rooflights on the south-western roof slope, the installation of two side dormer windows and the erection of a front porch.

During the application process, this proposal was amended to remove a front dormer window, adjust the scale, proportions and positioning of the proposed side dormer windows. Replacement roof lights to the front were also included.

The Council's adopted House extensions and other domestic alterations SPD details specific design guidance for dormer windows.

Paragraph 7.34 states that 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.

Paragraph 7.35 states that vertically proportioned dormer windows with pitched roofs are traditionally found in the Barnsley area.

Paragraph 7.37 establishes that pitched roof dormers are generally considered more appropriate for both aesthetic and practical reasons.

Paragraph 7.38 states to assess whether dormer windows located on the front or principal elevations would be appropriate, the roofs of the surrounding buildings should be examined. If the street scene is not characterised by dormer windows on frontages, or these are not a feature of the locality dormer windows should be located on the rear or on secondary elevations.

In this instance, the locality is not characterised by dormer windows on frontages, and therefore, this element of the proposal has been removed. The principle of side dormer windows is acceptable and, in this instance, their scale, proportions and positioning have been amended. The proposed dormer windows to the side would be set and positioned centrally within the roof plane and would reflect the scale, proportions and positioning of the existing dormer window to the rear and are greatly improved from the original submitted scheme, which is welcome.

The proposed side dormer windows would appear as subservient elements and would not dominate the roof planes in accordance with the Council's adopted design guidance. The application dwelling-house would maintain the appearance of a modest bungalow with its simple symmetrical character.

The proposed porch would adopt a modest scale and sympathetic design and appearance with close matching external materials and a pitched gable roof. The proposed porch would unlikely appear as a domineering element and would maintain the simple symmetrical characteristics of the application dwellinghouse. Existing boundary treatments to the front would help to screen the development and soften it within the streetscape.

The proposed roof lights to the front of the application dwellinghouse would replace smaller existing roof lights and could be implemented as permitted development.

This proposal is therefore considered acceptable.

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

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

During the application process, concerns were raised in respect of the potential impact on privacy.

It is not considered that the proposed internal and external alterations would contribute to significant increased levels of overshadowing, overlooking and loss of privacy, or reduced outlook.

The proposed roof lights to the front of the application dwellinghouse, albeit enlarged, would replace existing roof lights and would maintain an existing separation distance to the habitable room windows of the neighbouring properties located opposite.

The proposed side dormer windows would adopt an amended scale, proportions, and positioning to better reflect an existing dormer window to the rear. The proposed dormer windows would adopt blank elevations and would face the roof or blank side elevations of two adjacent neighbouring properties. The proposed dormer windows would be set central within the existing roof planes of the

application dwellinghouse and the existing separation distances between properties would be maintained which would therefore lessen the extent of any potential overshadowing.

The proposed front porch would adopt a modest scale and height and would be set in from the party boundaries. As such, any potential overshadowing impact would likely be limited to the development curtilage.

This proposed is therefore considered acceptable with limited or no overshadowing, overlooking and loss of privacy or reduced outlook impacts anticipated.

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

The 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 proposed development is not considered to be prejudicial to highway safety as existing off-street parking and access arrangements would not be significantly impacted and would not require further additional off-street parking spaces to be provided.

This proposal is therefore considered acceptable.

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

The 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 outlined above, and taking all other relevant material matters into consideration, this development proposal is considered acceptable, on balance, in respect of its impacts on visual and residential amenity and highway safety 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:

- *To ensure the submitted plans accurately showed the application dwellinghouse as exists.*
- *To remove a proposed front former window.*
- *To reduce the scale and proportions of the proposed side former windows and to alter their position within the roof planes.*

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:

Location Plan.

Site Plan.

Plans and Elevation Rev. B received 29th June 2026.

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 external construction of the application dwellinghouse (26 Broadway, Barnsley, S70 6QL) 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.
4. The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general

precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at: [Building on or within the influencing distance of mine entries - GOV.UK](#)

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property
What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](#)