

Application Reference Number:		2026/0440	
Application Type:		Householder	
Proposal Description:		Proposed rear extension to bungalow	
Location:		16 Westgate, Monk Bretton, Barnsley, S71 2DJ	
Applicant:		Miss Lauren Clarke	
Third-party representations:	None	Parish:	None
		Ward:	Monk Bretton

Summary:

This planning application seeks householder planning permission for the erection of a rear extension to the bungalow.

The site falls within Urban Fabric as allocated by the adopted Local Plan. Development comprising alterations to an existing residential building are considered acceptable in principle if proposals would not significantly adversely affect residential amenity, visual amenity, highway safety, and where satisfactory standards of design are achieved.

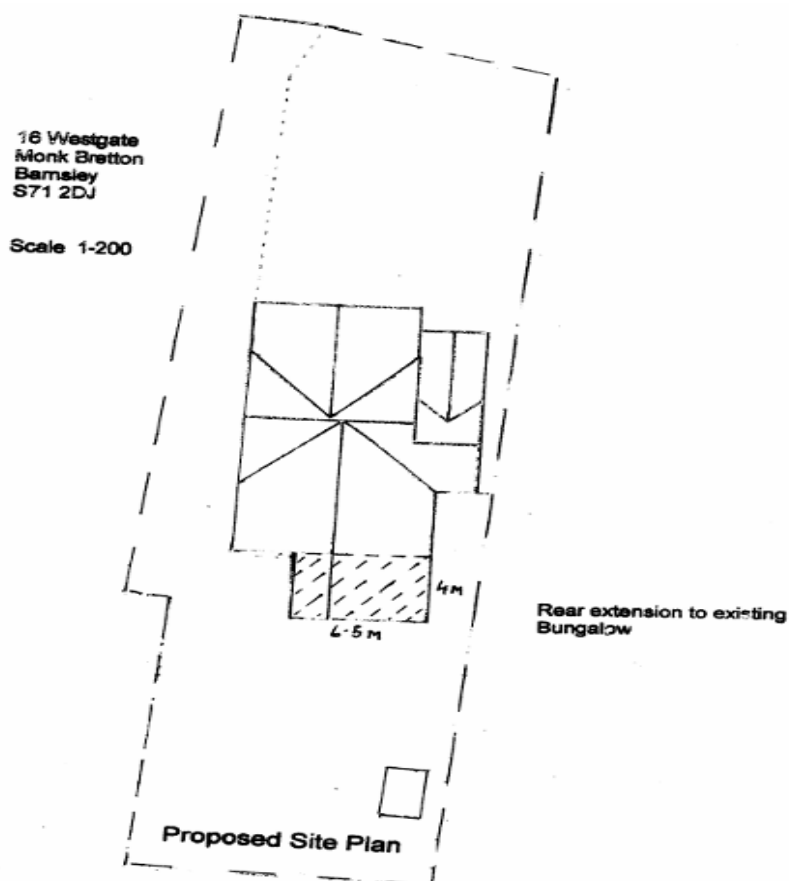
The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).

Recommendation:

Approve subject to conditions

Site Description

The application relates to a detached bungalow located on a large plot within a predominantly residential area. The dwelling has a garden and driveway to the front. The dwelling is set back from Westgate and is in an elevated position. It is of off-white render construction with a tiled gable roof. There are residential dwellings surrounding the site, with the properties to the northeast and south on a similar level and the properties to the northwest and west on a lower level. The existing rear extension (2019/1435) had a rearwards projection of 4.5 metres.



Planning History

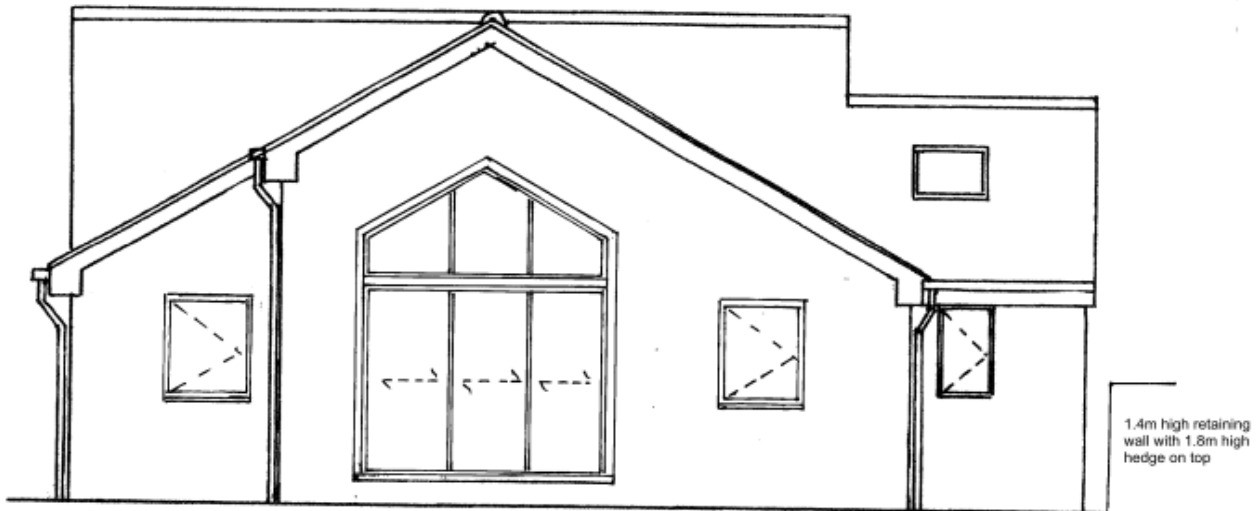
There is one relevant planning application associated with the site.

Application Reference	Description	Status
2019/1435	Single storey extensions to the side and rear of the dwelling, rendering of the existing and proposed new outer walls and formation of turning area to rear of dwelling	Approved with Conditions

Proposed Development

The applicant is seeking approval for the erection of a rear extension. The rear extension will project 4 metres from the extended rear elevation of the dwelling with a width of 6.5 metres. The extension will feature a pitched roof with a ridge height of 5.1 metres and eaves heights of 2.2 metres and 3.4 metres. The materials used will be matching off-white render and roof tiles. The total rearwards projection from the original dwelling with the addition of both extensions would be 8.5 metres though it is noted this projection is not across the whole width of the rear elevation.

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Proposed Rear Elevattion

Scale 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 on 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.

Local Plan Allocation – Urban Fabric

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

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 Documents

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.

Representations

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 comments have been received.

Consultations

None

Assessment

The main issues for consideration are as follows:

- The acceptability of the principle of the development
- The impact on neighbouring residential properties
- The impact on the character of the area and host dwelling
- The impact on the highway network and highways standards

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 of Development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

Impact on Neighbouring Residential Amenity

No objections were raised from the neighbouring properties. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing due to its modest additional rear projection. Overlooking from the proposed extension will be limited as the windows proposed on the side elevation of the extension will look onto the blank elevation of the neighbouring dwelling (14 Westgate) which is used as a garage. Furthermore, the windows on the rear elevation are reflective on the existing windows on that elevation. This weighs significantly in favour of the proposal.

The rear projection is modest and at only 4 metres and is acceptable for a detached dwelling. It is noted that the total projection is 8.5 metres from the rear elevation of the original dwelling however the SPD states that *“extensions to the rear of detached houses will be considered on their design merits and where no adjacent properties are affected”*. As discussed above the impact of the extra projection against the adjacent dwelling would be minimal. This weighs significantly in favour of the proposal. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Scale, Design and Impact on the Character of the Dwelling

The SPD states that *‘materials should normally be of the same type, colour and texture to the existing house or as close a match as possible’*. In this case, the proposed materials will match the existing dwelling with matching render and roof tiles to be used. The extension utilises a pitched roof which aligns with the existing dwelling’s pitched roof. This weighs significantly in favour of the proposal.

The proposed extension conforms to the SPD in terms of its external materials, roof type and projection; therefore, the proposal won't be detrimental to the character of the street scene due to the harmony with the existing dwelling and it being set to the rear of the dwelling. This weighs significantly in favour of the proposal. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Highway Safety

There will be no impact upon highway safety. The area for the proposed extension is not currently used for parking therefore there is no change to the existing parking arrangements. This weighs significantly in favour of the proposal.

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 make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

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.