

Application Reference: 2025/1074

Site Address: 33 Field Head Road, Hoyland, Barnsley, S74 9AT

Introduction: Erection of a first-floor extension above existing single story side extension.

Relevant Site Characteristics

The property is a semi-detached dwelling located within the Hoyland area. The dwelling provides a modest rear and front garden. A detached garage is located to the rear of the dwelling, accessed via a driveway to the north of the dwelling. A single storey side extension is located to the south of the dwelling. The dwelling is constructed from brickwork and features a hipped roof.

The surrounding area is characterised by semi-detached and detached dwellings constructed from brickwork and featuring hipped and pitched roofs. An electrical substation is located to the southwest of the site.

Relevant Planning History

Application Reference	Description	Status
B/76/1037/HN	Pre-dates electronic records	Historic
B/90/0039/HN	Erection of extension to dwelling	Permission Granted

Detailed description of Proposed Works

The applicant is seeking permission to erect a side extension above the existing single storey side extension. The proposal would provide an approximate sideward projection of 3.5 metres and an approximate length of 5.8 metres. A hipped roof form has been detailed with an approximate eaves' height of 6 metres and an approximate ridge height of 8.2 metres. The proposal details two windows to the south elevation servicing the bedroom. Two windows are detailed to the front elevation also servicing the bedroom. A window is detailed to the rear elevation servicing an en-suite. The extension is detailed to be constructed from matching red brickwork.



Front

Side



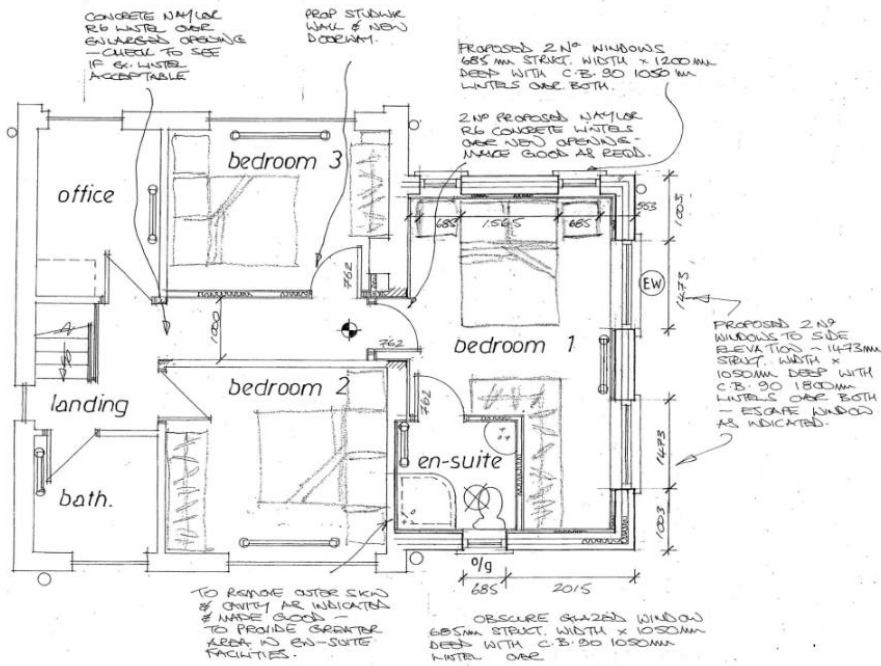
Rear

A PLANNING DES 01/26

Garry Greetham Associates Residential Design Consultant
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Project	Extensions & Alterations	
Client	Mr & Mrs Chris Dey	
Title	Elevations as Proposed	
Address	33 Field Head Road, Hoyland, Barnsley, S74 9AT	
Drawn By	GGG	
Scale	1:100 @ A3	Date Dec 25
Drawing No	528-05	Rev A

Member of the Chartered Institute of Architectural Technologists



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Project	Extensions & Alterations	
Client	Mr & Mrs Chris Dey	
Title	F. F. Layout as Proposed	
Address	33 Field Head Road, Hoyland, Barnsley, S74 9AT	
Drawn By	GGG	
Scale	1:50 @ A3	Date Dec 25
Drawing No	528-06	Rev A

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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. Where located on a corner plot the sideways projection should not exceed more than half the width of the gap between the side elevation of the original dwellings and the side boundary (unless the gap exceeded more than two thirds the width of the original dwelling).'

The proposed extension would provide a two-storey side extension on a corner plot which exceeds more than half the width between the existing dwelling and the boundary. Given the proposal is an extension above an existing approved side extension, the impact from a two storey extension with a projection of 3.5 metres at this site would not radically detract from the existing visual amenity of the site. It is also acknowledged, compared to the site, other nearby properties on similar corner plot sites provide more substantial extensions.

The extension provides a hipped roof form which is in keeping with the character of the dwelling and provides a significant setback from the front elevation and a setback from the rear elevation. The proposal details a significant projection to the side, however it is no greater than the existing single storey extension and remains less than two thirds the width of the original dwelling.

The front elevation provides two windows. Although a window with a more similar fenestration would be preferred, the use of two windows of similar height to existing on-site fenestration is considered acceptable on this occasion and prevents a completely blank elevation in the street scene.

The amount of proposed glazing to the south elevation is not typical for side extensions, however the inclusion of glazing could be installed at a later date and is not considered to significantly detract from the visual amenity of the dwelling. The glazing also replicates the existing ground floor windows of the existing extension.

Matching materials also allow the proposal to match the existing extension and dwelling.

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

The proposed extension would be to the north of 35 Field Head Road. Given the proposal is to the north, there would be little to no impact in terms of loss of light. The proposed extension is separated by Valley Way and distanced by approximately 13 metres to the nearest southern amenity space and approximately 18 metres to the nearest southern elevation. The proposed glazing is not proposed to be any closer to neighbouring residential amenity and is therefore not considered to increase levels of overlooking.

The proposed rear window to service an en-suite will be conditioned to be obscured glazing in order to protect the privacy of the applicant and rear neighbours.

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 not increase the number of bedrooms on site or impact the amount of on-site parking facility.

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 little to no 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

It has been necessary to make contact with the applicant to make amendments to the front elevation of the extension to include a window at first floor level in order to avoid a blank elevation in the street scene. Amendments were received 13th January 2026.

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:

Elevations as Proposed DwgNo:528-05 Rev:A Received 06/02/2026
F.F. Layout as Proposed DwgNo:528-06 Rev:A Received 06/02/2026
Site & Locations Layout DWgNo:528-01

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 and Local Plan Policy HE1 The Historic Environment.

- 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 window to the rear elevation servicing an en-suite 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 dwelling to the east in accordance with Local Plan Policy GD1 General Development.

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. 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.