

Application Reference: 2026/0443

Site Address: 170 Sheffield Road, Birdwell, Barnsley, S70 5TD

Proposal: Demolish existing rear single storey extension and erection of 2 storey extension and formation of off-street parking spaces.

Relevant Site Characteristics

The property is a terraced dwelling within the Birdwell area. The surrounding area is characterised by predominantly terraced properties, featuring pitched roofs and constructed from stone to the front and red brickwork to the side and rear. A newly built housing development is located to the rear, consisting of 5 detached dwellings, constructed from red brickwork.

The property features a pitched roof and is constructed from stonework to the front elevation and red brickwork to the side and rear. A single storey flat roofed extension is located to the rear of the dwelling. A small amenity area is located to the rear of the dwelling along with an overgrown area to the rear of a right of way.

Planning History

Reference	Description	Decision
B/78/2593/DT	Predates electronic workings	Historic

Detailed description of Proposed Works

The applicant is seeking permission to demolish the existing single storey flat roofed extension located to the rear of the dwelling and to erect a two-storey rear extension. The rear extension would have an approximate rearward projection of 3 metres and an approximate width of 3.7 metres. A gable roof form is proposed with an approximate eaves' height of 6.4 metres and an approximate ridge height of 7.5 metres. Glazing is proposed to the rear elevation to service a hallway and a W/C at ground floor level and a bedroom at first floor level. A small, heightened window is proposed to the north elevation to service a utility room. Patio doors are proposed to the south elevation at ground floor level. Matching materials are detailed. The rear overgrown area is proposed to be replaced with two off street parking spaces.



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.

No representations have been received.

Highways – No objection subject to conditions

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. 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 rear projection of approximately 3 metres is acknowledged to exceed what is generally allowed for two storey extensions to the rear of terraced dwellings. However, the projection would only exceed the guidance by approximately 0.5 metres and would not exceed the rear projection of the extension of the neighbouring dwelling to the north of the site and other neighbouring extensions.

A modest eaves height has been proposed which matches the existing dwelling and the ridge height is set down below the existing ridge height, ensuring the proposal remains subordinate to the dwelling. The proposed glazing matches the existing dwellings fenestration and is not considered controversial. The use of matching materials allows the proposal to remain in keeping with the 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 erected to the north of the adjoined neighbouring property. The extension would therefore only provide limited overshadowing to the south. The extension is set away from the adjoined property by approximately 1.5 metres, reducing the dominance of the proposal. No glazing is proposed to the south elevation at first floor level, preventing any opportunity for overlooking from the bedroom. The ground floor patio doors do face the neighbouring property, however, are screened by significant boundary treatment and do not service a habitable room. The screening also helps to reduce the impact of the proposal.

The proposal does not project further to the rear than the neighbouring property to the north and will therefore have no impact on neighbours located to the north of the site. The rear elevation of the proposal would be distanced to the amenity space to the west of the site by

approximately 20 metres and would therefore not result in any detrimental levels of overlooking.

The window proposed to the rear elevation at ground floor level to service a W/C shall be conditioned to be obscured glazing in order to protect the privacy of both the applicant and any neighbours using the right of way located to the rear of the dwelling.

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 considerable weight in favour of the application.

Highways

The proposal would not increase the number of bedrooms on site or reduce the on-site parking facility. The application proposes to create two parking spaces to the rear of the dwelling within the currently overgrown area. This would improve the on-site parking facility and would elevate the current parking in what is already a densely populated area with limited parking facility. Furthermore, highways have expressed no concerns or objections to the proposed parking spaces.

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 considerable 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 not been necessary to request amendments from the applicant.

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.