

Application Reference: 2026/0125

Site Address: 76 Chapel Street, Hoyland Common, Barnsley, S74 0NW

Proposal: Single storey side/rear extension to dwelling.

Relevant Site Characteristics

The property is a two storey end terraced property located within the Hoyland Common area. The dwelling is constructed from red brickwork and provides a pitched roof form. The site provides a modest rear garden and a substantial front garden. Boundary treatment is located to the south and east of the site. An outbuilding is located to the west of the site within the front garden. The unique location of the dwelling, not being directly adjacent to a highway is acknowledged.

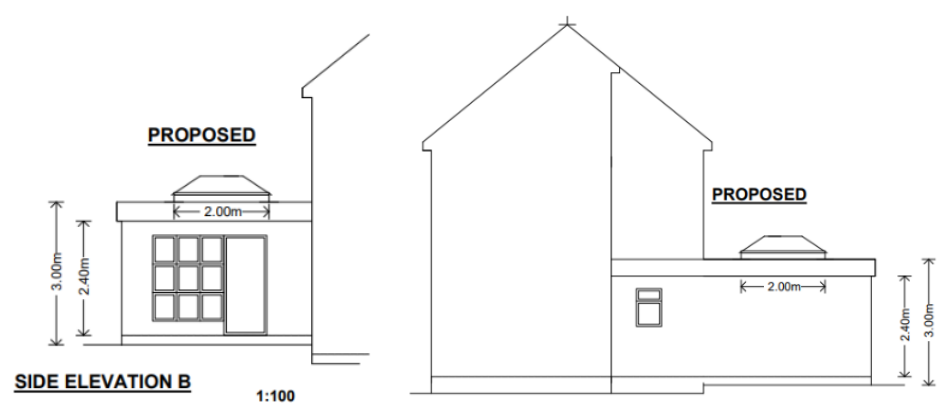
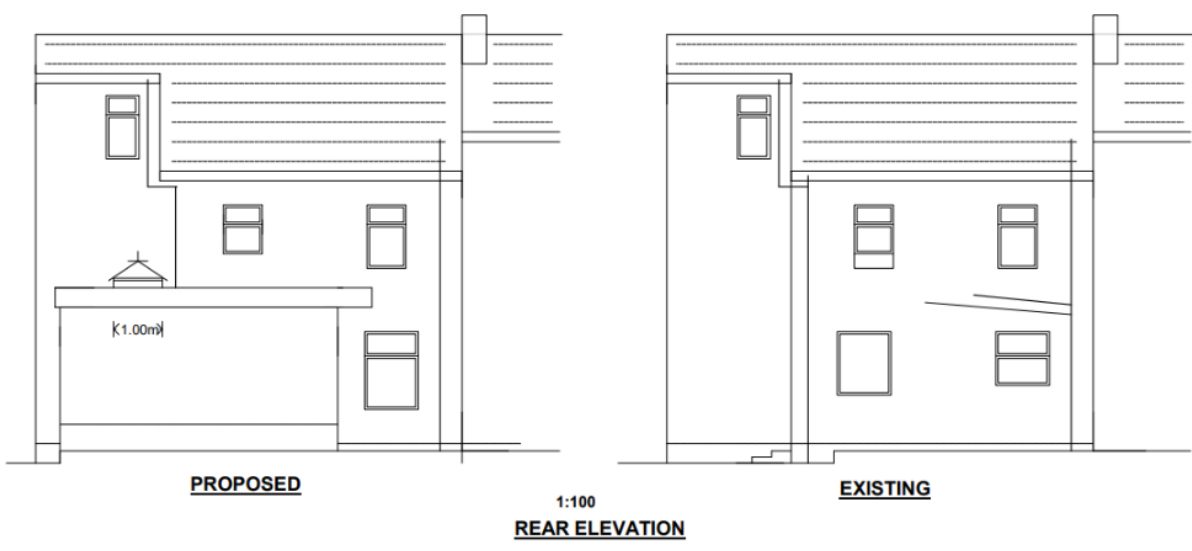
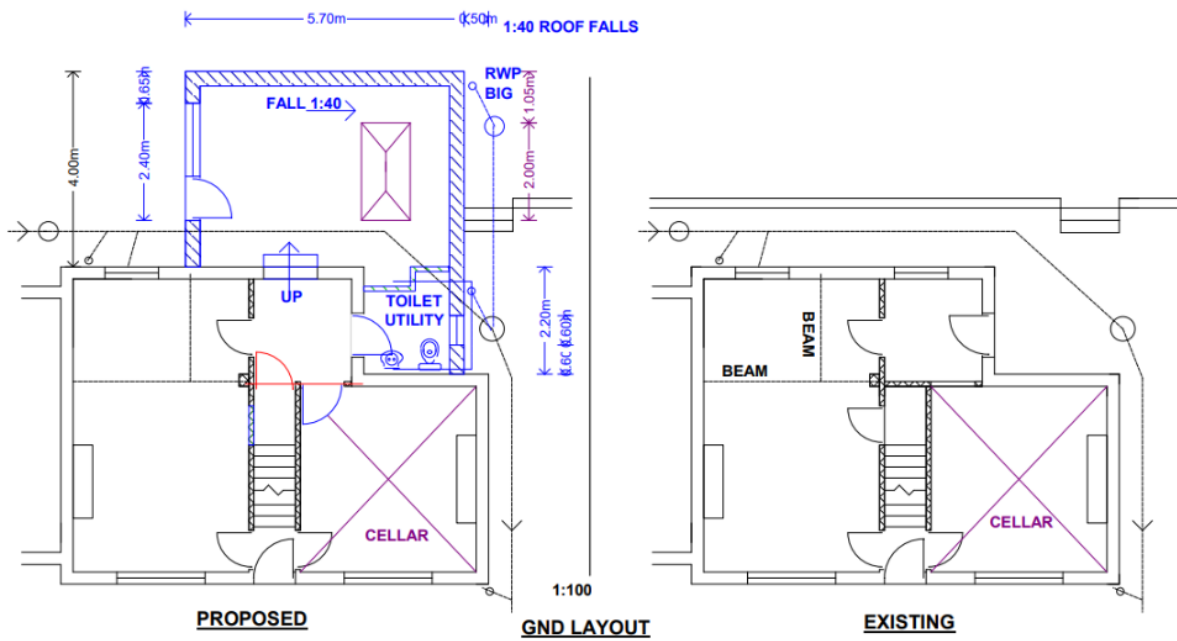
The surrounding area is characterised by predominantly terraced properties constructed from a mixture of materials including stonework, red brickwork and render.

Relevant Planning History

Application Reference	Description	Status
2011/1188	Erection of 1 no detached dwellings (Outline)	Refuse
2012/0621	Erection of 1 no. detached dwelling (Outline) (Resubmission)	Refuse

Detailed description of Proposed Works

The applicant is seeking permission to erect a single storey rear extension with an approximate rearward projection of 4 metres to the north elevation and due to the shape of the existing dwelling, approximately 6.2 metres to the south elevation. A width of 5.7 metres is proposed. A flat roof has been detailed with an approximate total height of 3 metres. Glazing is detailed to the north elevation in the form of a window and door. A small window is detailed to the south elevation to service a 'Toilet Utility'. A roof lantern has been detailed. Matching materials have been 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.

No representations have been received.

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 'To combat the problems of loss of light, as well as loss of privacy and outlook, the size and projection of rear extensions need to be strictly controlled. Single storey extensions to the rear of terraced houses should not exceed 3.5 metres in projection and where they exceed 3 metres in length the eaves height should not exceed 2.5 metres. On semi-detached dwellings an extension should not project more than 4 metres and again, the eaves height should not exceed 2.5 metres where the extension would project beyond 3 metres.'

Although the dwelling is a terraced property, due to the uniqueness of the site, the dwelling provides characteristics similar to that of a semi-detached property.

The proposed extension predominantly provides a rearward projection of 4 metres. Due to the shape of the existing dwelling the extension would provide an infill to the side elevation, increasing the rearward projection from approximately 4 metres to approximately 6.2 metres. It is however acknowledged the majority of the extension would provide a rearward projection of 4 metres.

The proposed 4 metre rearward projection is considered acceptable for single storey extensions to the rear of semi-detached dwellings. The approximate 3 metre height of the proposal is considered modest. It is acknowledged that an extension of the same size could be proposed in a similar location under permitted development. Although the use of a flat roof is not preferred, given the proposal is to the rear of the dwelling and not within public view, the proposal would have no impact on the character of the street scene. 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 and west of neighbouring garden space. Any impact on these neighbours would therefore be minimal and restricted to the late evenings. The proposal is acknowledged to be situated on a higher ground level than the residential amenity space to the south of the site, however given there is boundary treatment in place and the proposal details only 1 small window, there is little to no opportunity for overlooking or detrimental loss of light. The south elevation window detailed to service a 'Toilet Utility' room shall be conditioned to be obscured glazing in order to protect the privacy of the residents to the south of the site.

The extension would be erected to the south of adjoining 72 Chapel Street, however given the adjoining property provides no ground floor windows directly adjacent to the proposal, the extension would have little impact on loss of light to neighbouring habitable rooms. The proposal is also set in from the adjoining property by approximately 2.5 metres, reducing the impact of the proposal on the adjoining neighbour. Additionally, the location plan provided details the land to the north of the dwelling, which will have the potential to be overshadowed by the proposal, to be land which is within the site and therefore not amenity space used by the adjoining neighbour. The north facing glazing would therefore look onto amenity space owned by the applicant and not be impactful on neighbouring amenity space.

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 moderate 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

The application was originally submitted with a substantial rearward projection which was amended upon request to provide a more modest rearward projection which more closely aligned 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:

20260125 Location Plan

20260125 Existing and Proposed Side Elevation A (Amended) Received 30/03/2026

20260125 Existing and Proposed Side Elevation B (Amended) Received 30/03/2026

20260125 Existing and Proposed Rear Elevation (Amended) Received 30/03/2026

20260125 Existing and Proposed GF Plan (Amended) Received 30/03/2026

20260125 Existing and Proposed Site Plans (Amended) Received 09/04/2026

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 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 south elevation window servicing a 'Toilet Utility' 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: To safeguard the privacy and amenities of the occupiers of dwellings to the south of the site and 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.