

Application Reference: 2026/0189

Site Address: 7 Belle Green Close, Cudworth, Barnsley, S72 8SN

Introduction: This application seeks full planning permission for the erection of single storey rear extension to dwelling

Relevant Site Characteristics:

The dwelling is a red-brick semi-detached house with a large garage/outbuilding located in the rear garden. A driveway runs along the side elevation of the house to the garage



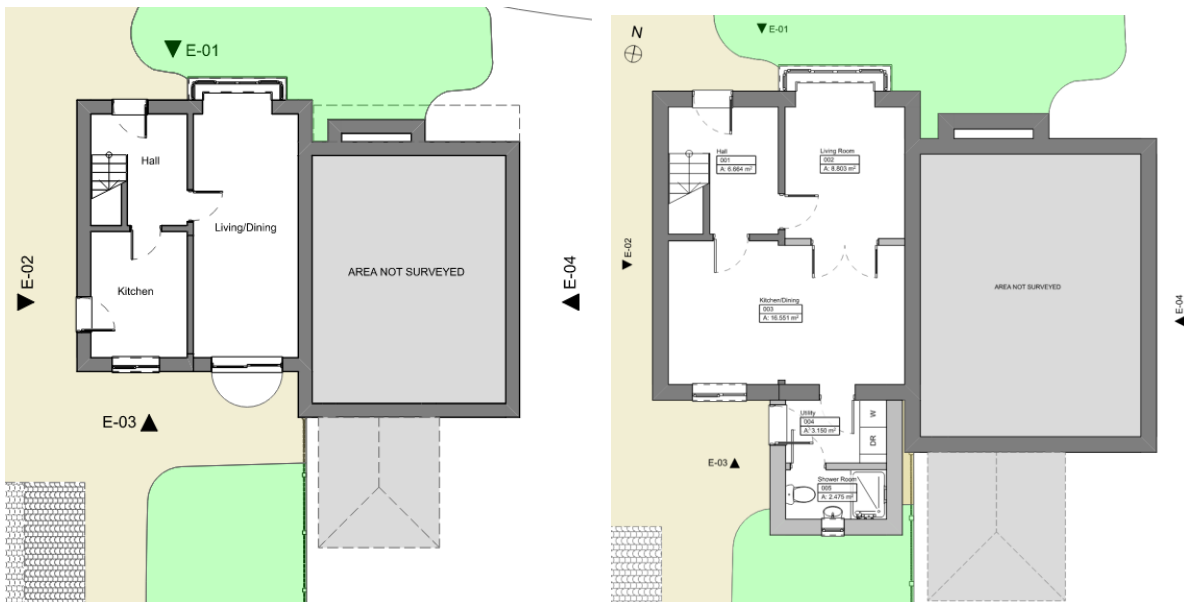
Site History

There is no site history for the address.

Detailed description of Proposed Works

The proposal is if a modest sized rear extension, located on the rear elevation of the dwelling.

Existing and Proposed Floor Plans and Elevations

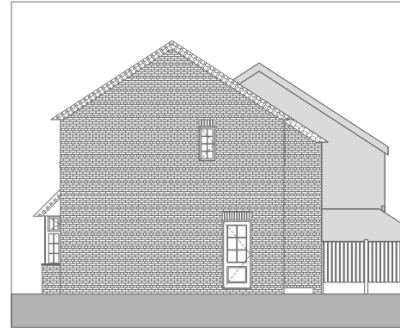




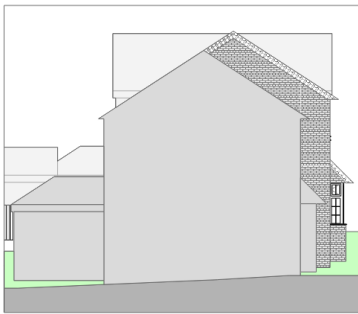
E-01 Elevation 1:100



E-03 Elevation 1:100



E-02 Elevation 1:100



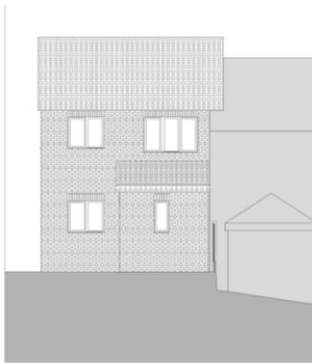
E-04 Elevation 1:100



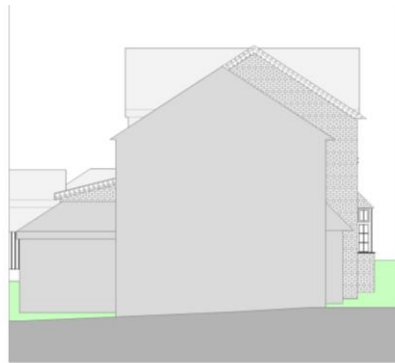
E-01 Elevation 1:50



E-02 Elevation 1:50



E-03 Elevation 1:50



E-04 Elevation 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 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 comments were 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. 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 proposed extension measures approximately 3m for its rear projection, 2.95m for its width, along with an eaves and ridge heights of 2.93m and 3.69m respectively, however due to the neighbouring property being set at a lower level, the overall height when measured from the attached properties ground level would be approximately 4.29m.

With an approximate footprint of 9 sqm, the extension is very proportionate in relation to the dwelling, and even with the large, detached garage/outbuilding, the remaining amenity space within the rear garden remains sufficient. The proposal meets the requirements for single storey extensions as outlined in the SPD House Extensions and Other Domestic Extensions.

The use of matching materials is proposed, including a complementary style dual pitched and tiled roof, the proposal does not look out of character with the original dwelling. Therefore, with the proposal would have little or no impact on the scale design and character of the original dwelling and would be compliant with local policy GD1 and D1, which carry moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

The street of Belle Green Close is located on an incline, resulting in height differences between dwellings. This is significantly prominent with the application dwelling being set higher, and further forward than its attached neighbouring dwelling of No5. In the rear garden, the application dwelling is set back from the rear elevation of the neighbouring dwelling, which also features a lower roof height, and lower ground level than the application dwelling.

The proposed extension sits at approximately 3.69m above ground level in the applicant's garden but in effect, this would appear as being up to 4.29m above ground level. from the neighbouring rear garden. In mitigation of this impact, the extension features no side windows, and it would only overshadow the existing, and larger rear extension of the neighbouring dwelling.

As noted above, with the modest scale of the proposed extension and lack of side elevation windows, although there is a door on the side elevation facing No.9, the proposal would have a limited impact on adjacent neighbours. With only a narrow shower room window proposed for the rear elevation of the extension, there would be little or no impact to neighbours to the rear.

With no more than a limited impact on neighbouring amenity, the proposal would be considered in accordance with Local Policy GD1 which carries moderate weight in favour of the proposal.

Highways

There are no proposed changes to access or parking provision, which currently meets the required parking standards by providing space for at least two vehicles to park within the curtilage. As such, there would be no impact on highway safety.

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

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

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

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 and Informative

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 amended plans
 - Location Plan - PP-14739790v1
 - Site Plan 026001 WBD 01 ZZ DR A 0001
 - Proposed Elevations and Roof Plan 026001 WBD 01 ZZ DR A 0004

- Existing Elevations 026001 WBD 01 ZZ DR A 0002
- Existing Floor Plans 026001 WBD 01 ZZ DR A 0003
- Proposed Floor Plans 026001 WBD 01 ZZ DR A 0005

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 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.

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.