**Application Reference:** 2026/0384

**Site Address:** 1 Mountain Row, Pog Lane, Crane Moor, Sheffield, S35 7AN

**Proposal:** Erection of a single storey rear extension to form 'Granny Annexe' to dwelling.

**Relevant Site Characteristics**

The property is a terraced dwelling located towards the outer of Crane Moor. The dwelling was historically two dwellings which have been combined to form 1 Mountain Row. The dwelling features a pitched roof and is constructed from white render. The dwelling features a two storey flat roofed extension which projects to the rear and side of the dwelling and a single storey porch extension to the side of the dwelling. A single storey conservatory extension is located to the rear of the dwelling and projects approximately 3.1 metres. Two sheds are located to the rear of the site. Significant boundary treatment is located to all the rear boundaries in the form of hedgerows, and a wall. The site provides a large rear garden and a small front garden. A driveway is located to the front and side of the dwelling.

The surrounding area is predominantly residential and consists of various house types including, detached, semi-detached and terraced dwellings. Various materials are used in the area, although stone and render are the predominant material.

The site is allocated as Green Belt.

**Relevant Site History**

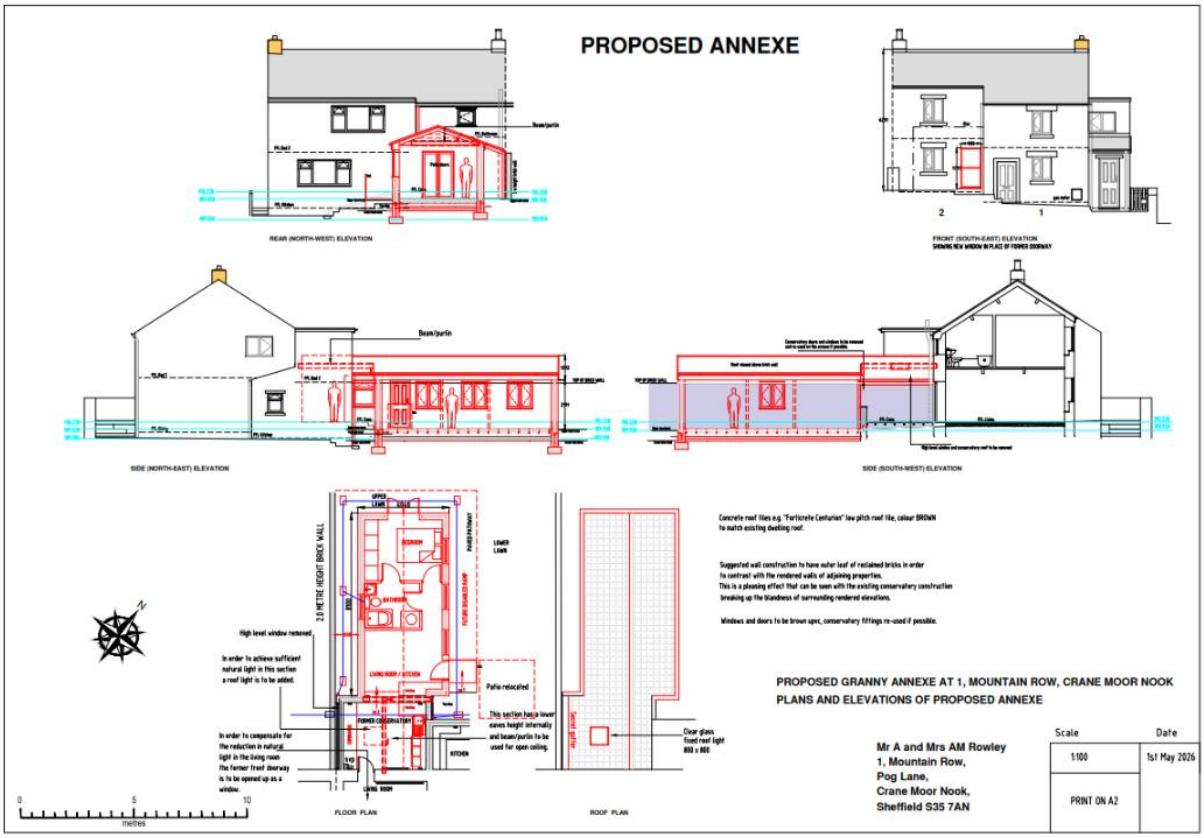
| Reference | Description | Decision |
|---|---|---|
| B/87/0970/PR | Conversion and extension to outbuildings to form dwelling and erection of garage | Permission Granted |

**Detailed Description of Proposed Works**

The applicant is seeking permission to erect a single storey extension to the rear of the dwelling, to be used as an annexe. The proposal would extend to the rear of the existing dwelling and conservatory by approximately 8.1 metres and have an approximate width of 4 metres. A gable roof form is proposed with an approximate eaves' height of 2.6 metres and an approximate ridge height of 3.5 metres. The existing conservatory and part of the extension would be converted into a kitchen area with the extension facilitating a living room, bathroom and bedroom.

Glazing is proposed to the east elevation to service a bathroom. Glazing is proposed to the west elevation in the form of three windows servicing a living room, hallway and bedroom. A door is also proposed to the west elevation to allow external access from the living room. Patio doors are proposed to the north elevation, providing access to the bedroom. A rooflight is proposed to the east roof plane to service the kitchen.

The extension is proposed to be constructed from reclaimed brickwork and the roof from concrete tiles.




**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
- Policy GB1: Protection of Green Belt
- Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework 2026 sets out the overarching planning framework for England and has replaced the previous version published in December 2024. It has introduced a revised structure comprising national decision-making policies organised by policy code rather than paragraph number. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development and states that in all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in the NPPF should be approved without delay.

Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The most relevant sections are:-

Section 3 – Decision-making policies

Section 4 - Achieving sustainable development

Section 13 – Protecting Green Belt land

Section 14 - 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.

**Consultees**

Thurgoland Parish Council – No comments to make

**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 Green Belt where proposals to extend dwellings are acceptable in principle provided that, the total size of the proposed and previous extensions does not exceed the size of the original dwelling and the original dwelling forms the dominant visual feature. In addition, the construction of the extension should be of a high standard of design and reflect the architecture of the building.

Extensions and outbuildings will only be allowed where they do not exceed 100% increase above the size of the original dwelling.

Green Belt

The sizes of a building as existing and proposed will be compared by reference to their gross floorspace, using the following guidelines:

- Floorspace will be calculated by external measurements of the building.
- Floorspace within roof spaces will not be taken into account.
- Outbuildings will not be taken into account when calculating original floorspace (but will be taken into account when calculating the cumulative additions to the original dwelling).

The original dwelling has been extended to the rear and the side. According to historical mapping and clarification from the applicant, the original dwelling did not include the rear conservatory extension. The rear two storey extension, side elevation porch and sheds are also additions to the site. The original dwelling provided an approximate floorspace of 118.48m2.

Original Dwelling
Ground Floor – 59.24m2
First Floor – 59.24m2
**Total – 118.48m2**

Current Site
Original Dwelling – 118.48m2
Conservatory Extension – 13.86m2
Two Storey Extension – 27.7m2
Porch Extension – 3.96m2
Shed 1 – 4.32m2
Shed 2 – 6.96m2
**Current Site – 175.28m2**

Current Site Including Proposal
Current Site – 175.28m2
Proposal – 32.4 m2
**Total – 207.68m2**

The proposal would therefore fall within 100% and complies with the initial element of GB2 and the guidance within the NPPF and would retain an acceptable remining floorspace increase of 29.28m2.

It is therefore considered that the proposal is acceptable in terms of its impact on the openness of the Green Belt and in compliance with Local Plan policy GB1: Protection of Green Belt, GB2: Replacement, extension and alteration of existing buildings in the Green Belt and as such carries modest weight in favour of the application.

Scale, Design and Impact on the Character

The Supplementary Planning Document for House Extensions and Other Domestic Alterations 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 proposed extension would project approximately 8.1 metres, given the proposal would be to the rear of an existing extension, the projection of the existing conservatory extension should also be taken into account when considering the rearward projection of the proposal. As such the proposed rearward projection is considered to be approximately 11.2 metres. The rearward projection is therefore considered to result in an extension which would be incongruous with the existing site and would not comply with the House Extensions and Other Domestic Alteration Supplementary Planning Guidance.

The proposed gable roof form would be considered appropriate and provides a modest eaves and ridge height which would be in keeping with the character of the dwelling. The use of brickwork is not matching to the existing dwelling, however given the proposal would be to the rear and the surrounding area does not provide a specific prevailing material, the use of brickwork would be considered acceptable.

The proposed glazing is not considered to be controversial and would remain in keeping with the existing fenestration on the dwelling.

Although the proposal is an extension, it has been described as an annexe and a design and access statement has been submitted in support of the proposal. The Supplementary Planning Document for House Extensions and Other Domestic Alterations states *'Applications for annexes should be accompanied by a planning statement outlining the relationship between the existing dwelling and the proposed annex and that of the proposed residents. An annex building, often referred to as a 'Granny Annex' may be permitted in a rear garden where it would not occupy a disproportionate amount of the garden and would not have its own separate access or garden area. An annex should normally have a close physical relationship with the host dwelling and maintain a reliance with it having some shared facilities, be single storey and their size shall be up to 39m2 and no larger than the size of a double garage. If the Council is mindful to grant planning permission, it will almost always be subject to a condition which requires the annex to remain ancillary to the main*

*dwelling, same family occupancy and one which prevents it being used, sold or rented as an independent dwelling/separated planning unit at a later date.*

The proposed extension in addition to the existing conservatory extension is proposed to form the annexe. The internal floorspace created by the extension and the conservatory would amount to approximately 44.2m2. The floor space of the annexe would therefore exceed the 39m2 floorspace outlined within the House Extensions SPD. Furthermore, the design and access statement outlines the intention for the annexe to provide independent living. In addition to the inclusion of a bedroom, bathroom, living area and independent kitchen, the annexe would provide independent living from the existing dwelling and would not maintain a reliance or have any shared facilities with the host dwelling. As such it would be capable of comprising a separate planning unit contrary to the SPD.

Despite the acceptable roof form, materials and glazing, it is considered the proposed extension is not acceptable in terms of visual amenity and does not conform Local Plan Policy D1: High-Quality Design and Place Making and the adopted House Extensions and Other Domestic Alterations SPD due to its excessive rearward projection, excessive size and lack of reliance upon the host property and as such carries substantial weight in opposition of the application.

Impact on Neighbouring Amenity

The proposal would be erected to the northeast of 3 Mountain Row. Given the proposal would be to the north, the proposal would be unlikely to result in overshadowing or loss of like to the southern neighbour. The proposal is acknowledged to provide a significant rearward projection and details a west facing window to service a bathroom, however given the site provides significant screening in the form of a 2 metre wall, the impacts of the proposal are not likely to be detrimental and there would be no opportunity for overlooking to the west.

The proposal would be erected to the southwest of Jupiter, Pog Lane. Although the proposed extension would provide a substantial rearward projection, given the proposal is single storey and significant boundary treatment is in place, the proposal would be unlikely to have a detrimental impact on loss of light, loss of outlook or overlooking.

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 modest weight in favour of the application.

Highways

The proposal would result in an increase in the number of bedrooms on site from 3 to 4 however, given the site already facilitates parking for 3 cars, the Parking SPD does not require an increased number of parking spaces for 4 bedrooms.

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 and SPD ‘Parking’. This carries limited weight in favour of the application.

Planning Balance and Conclusion

The proposal would provide a satisfactory impact on the openness of the Green Belt, residential amenity and highway safety however these would only hold modest, modest and limited weight balance, respectively in favour of the application.

The proposed extension would provide an excessive rearward projection and would be an incongruous addition to the dwelling and is contrary to the House Extensions and other domestic alterations SPD weighing substantially against the proposal.

For the reasons given above, and taking all other matters into consideration, the proposal does not fully comply with the relevant plan policies and planning permission should not be granted. For the reasons given above, and taking all other matters into consideration, planning permission should be refused.

**RECOMMENDATION: Approve subject to conditions**

**Justification**

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

Amendments were requested from the applicant to reduce the total rearward projection at the dwelling to 6 metres, as 6 metres is what could be erected under a Prior Notification Application for a Larger Homes Extension. It was communicated this would not allow for sufficient space to allow for an annexe. It was therefore suggested a detached annexe elsewhere on the site would likely allow for a scheme which would provide sufficient floorspace whilst not providing a rearward extension which would substantially exceed what is considered acceptable within the House Extensions and other domestic alterations SPD. It was communicated this would be a route the applicant would take. Upon requesting a further update from the applicant with regards to amendments, the applicant decided not to amend the proposal.

**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.**

Reason for Refusal

1. In the opinion of the local planning authority, the proposed rearward projection of the extension would be an incongruous addition to the dwelling and contrary to the House Extensions and other domestic alterations SPD. Consequently, this application is considered to be contrary to Local Plan Policies GD1: General Development and D1: High Quality Design and Place Making.

2. In the opinion of the local planning authority, the proposed annexe exceeds the maximum 39 square metres outlined as acceptable within the House Extensions SPD by approximately 5.2 square metres. Consequently, this application is considered to be contrary to Local Plan Policies GD1: General Development and D1: High Quality Design and Place Making.

3. In the opinion of the Local Planning Authority the proposed annexe would not constitute ancillary accommodation to the host dwelling 64 Strafford Walk due to its lack of shared facilities which would facilitate independent living and prevents reliance upon the host dwelling, contrary to the requirements of the Supplementary

Planning Document (SPD) - House Extensions and Other Domestic Alterations and Local Plan Policy D1 High Quality Design and Place Making and Local Plan Policy GD1 - General Development.