

Application Reference: 2026/0336

Site Address: 12 Meadow Lane, Darton, S75 5PF

Introduction: This application seeks permission for the Variation of condition 2 for application 2026/0144 (single storey rear extension to dwelling) to allow for an alteration to the proposed materials.

Relevant Site Characteristics

The site is situated on Meadow Lane in Darton. Meadow Lane is located within a densely populated residential area occupied with semi-detached dwellings of similar design. The host property is a semi-detached dwelling, red brick built with a hipped roof. The property is set back from the road with a small front garden and driveway located at the side of the property providing off street parking. The front of the property has a large double bay window which is timber clad.

There is an existing detached garage/outbuilding within the rear garden along the shared boundary to the north, which has been clad in timber and has been designed with a flat roof. There is no planning permission associated with this building. There is evidence of existing single storey rear extensions within this row of properties, which have both flat roof and lean to roof designs, matching materials, and timber clad materials.

Site History

Application Reference	Description	Status (Approved/Refused)
2026/0144	single storey rear extension to dwelling	Approved

Detailed description of Proposed Works

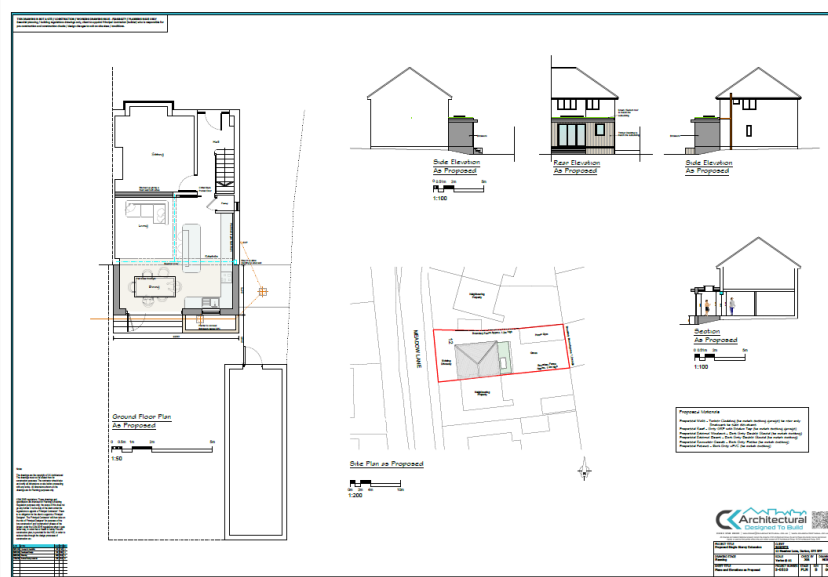
Application 2026/0144 related to the planning Consent for the erection of a single storey rear extension to dwelling at 12 Meadow Lane, Darton. This application represents the variation of condition 2 (Materials) relating to the aforementioned scheme.

Condition 2: The development hereby approved shall be carried out strictly in accordance with the amended plans (Nos. S-0510-001A; S-0510-002B) and specifications as approved unless required by any other conditions in this permission.

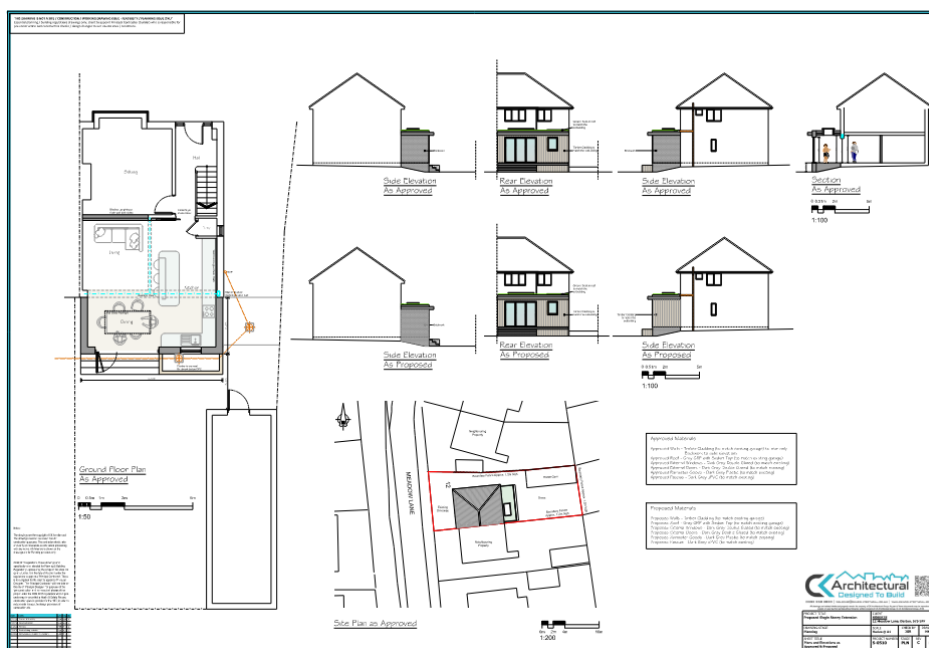
Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

The variation within this application proposes to omit the matching brick on the northern elevation and replace with timber cladding.

The following drawing is the originally approved plan to be amended:



The following drawing (S-0510-002 Rev C) has been amended to reflect the changes:



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:

The Development Plan

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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. 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 principle, design and scale of the proposed development approved within the previous application was acceptable. The proposed variation involves a minor change to the external façade by way of a building material change from matching brick to timber clad on the northern elevation.

SPD: Policy states that extensions to properties should be designed with a roof style and detailing to match the host property and the materials should normally be of the same size, colour, and texture of the existing dwelling.

The property is located on Meadow Lane and is amongst similarly designed traditional semi-detached dwellings. Due to the sheltered location of the rear gardens any extension on the

rear elevation will not be viewable from the surrounding street scenes. The property is brick built with an existing outbuilding which has been clad in timber similar to the proposal. The previous permission allowed for the rear elevation to be clad in timber but the side elevations to be constructed in matching brick. This variation of condition is asking permission to amend the northern side elevation to be clad in timber to match the rear elevation.

Usually, the contrast in materials would not be acceptable however in this case there are a number of mitigating factors to take into consideration. The extension will be located on the rear elevation of the property. The neighbouring property has an existing detached garage located at the side of their property which screens the proposal from the surrounding street scene. For this reason the side elevation the extension is most likely concealed from view.

Furthermore, the neighbouring property has an existing rear extension which appears to be wooden clad painted black which would have been approved in the 80's. There is an existing outbuilding within the site which is already clad in wood with the front elevation of this building viewable within the street scene. The front bay window, similar to the neighbouring properties also had wooden cladding, although this is a darker colour therefore there is evidence of this within the street scene. As such, the changes are justified, and the Council does not wish to raise any objections.

It is therefore considered that the amended proposal is acceptable and accords with Local Plan Policy GD1 and House Extensions SPD and is in compliance with NPPF.

Significant weight has been given to the visual and historical impact.

Impact on Neighbouring Amenity

The proposed material change is not expected to detrimentally impact neighbouring amenity in compliance with Local Plan Policy GD1 and D1.

Limited weight has been given to residential amenity.

Planning Balance and Conclusion

Application 2026/0144 saw the approval of the proposed rear extension at 12 Meadow Lane, Darton. This application is to vary condition 2 of that approval which sees the small amendment to the external façade. 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 make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

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.