

Application Reference: 2026/0922

Site Address: Single storey side and rear extension, first floor rear extension, and rear balcony to dwelling

Introduction: This application seeks full planning permission for a Single storey side and rear extension, first floor rear extension, and rear balcony to dwelling

Relevant Site Characteristics:

The dwelling is a relatively large dwelling with a stone façade and rendered walls to the rear. The dwelling is set within a substantial sized plot adjacent to the river Don, and set back over 110m from Birks Lane.



Site History

Application	Details	Status
2022/0907	Form new river banking retaining wall to replace existing failed banking retaining wall (Part Retrospective)	Approved
2021/0994	Outline application for one detached dwelling with access, layout and scale considered at this stage	Withdrawn
2020/0516	Outline application for 2 dwellings with access considered at this stage	Refused
B81/0581/PU	Extension to dwelling	Approved
B/77/0596/PU	Erection of extension to dwelling	Unknown

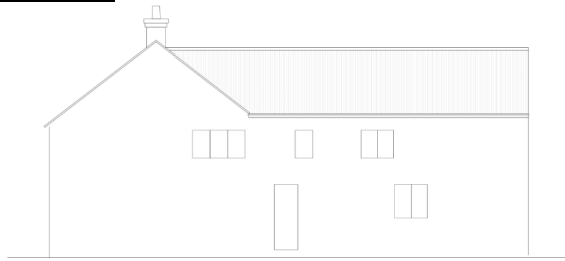
Detailed description of Proposed Works

The proposed ground floor extension would infill a current void left by a stepped rear extension, hence the consideration of the extension being a side and rear, rather than just a rear extension. It is unclear which part of rear elevation is original, but from the current shortest point of the existing rear elevation, the extension would project approximately 5.10m, but for the bulk of the extension, the projection would be reduced to 4.10m, with a width of approximately 7.25m.

Existing and Proposed Elevations and Floor Plans



Existing Front Elevation



Existing Side Elevation



Proposed Front Elevation



Proposed Side Elevation



Existing Side Elevation



Existing Rear Elevation



Proposed Side Elevation



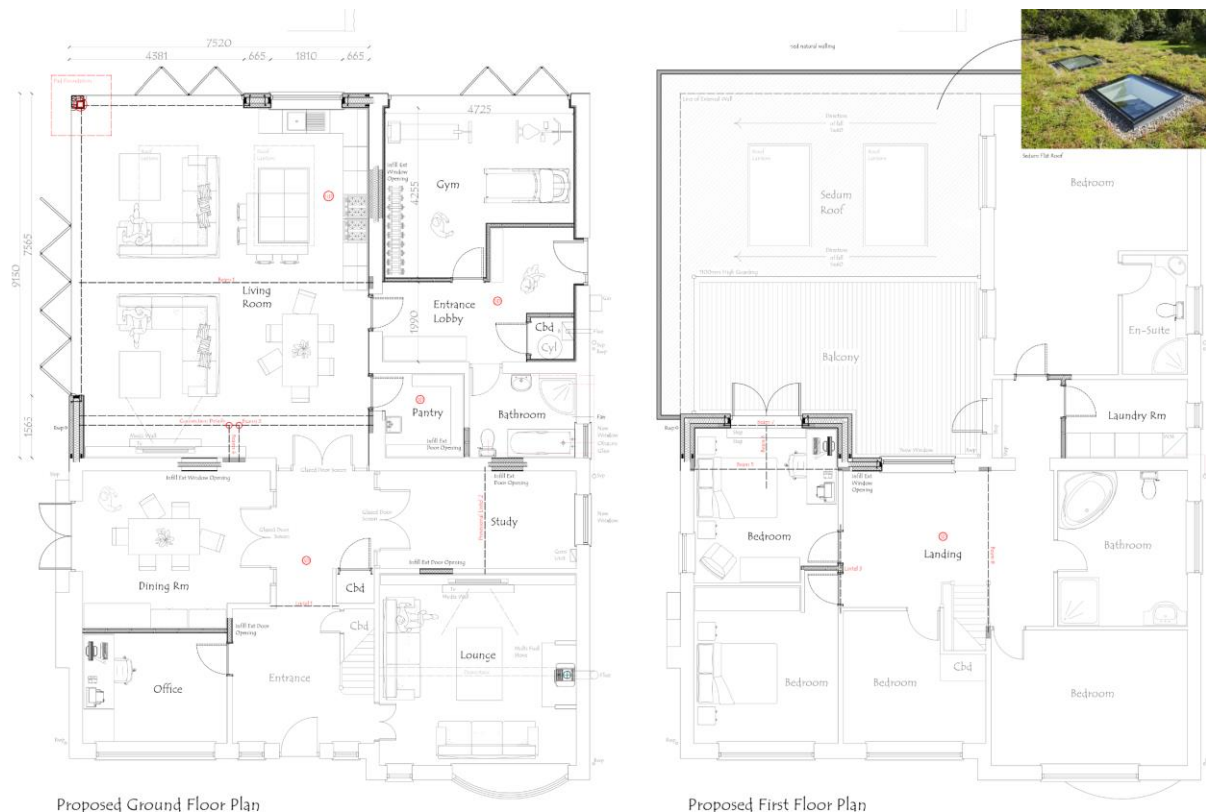
Proposed Rear Elevation



Existing Ground Floor Plan



Existing First Floor Plan



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 August 2026, the UK Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF 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. The revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

The revised NPPF establishes national decision-making policies (NDMP). Central to the NPPF is a presumption in favour of sustainable development (NDMP S3) and plans and decisions should apply this NDMP. There are three overarching objectives to sustainable development: an economic, social and environmental objective which are mutually dependent.

The following NPPF sections and NDMPs are relevant in this case:

Section 3: Decision-making policies

- DM3: Determining development proposals.
- DM6: Use of planning conditions and obligations.
- DM7: Relationship with other regulatory regimes.

Section 4: Achieving Sustainable development

- S3: Presumption in favour of sustainable development.
- S4: Principle of development within settlements.

Section 14 - Achieving well-designed places

- DP3: Key principles for well-designed places.
compared to the original building . In the case of proposals for a replacement building, it should be for the same use and not materially larger than the one it replaces;

Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in the NPPF should be given very limited weight. The only exception to this is where they have been examined and adopted or made against the NPPF (August 2026). Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of the NPPF (August 2026).

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 (Adopted March 2024)
- Parking (Adopted November 2019)

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Other Material Considerations

- South Yorkshire Residential Design Guide 2011 (SYRDG).

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.

Public Rights of Way (PROW): Whilst there is not expected to be any impact on the nearby public right of way PROW have request that an informative is added to any decision notice.

The Environmental Agency (EA): The EA confirmed that the dwelling and its curtilage are located in Flood Zone 3 but as this is a householder planning application, there is standing advice for local authority's and applicants. An informative will be added to any decision, outlining where advice for the applicants can be found, and details on whether a permit, as suggested and issued by the EA would be required for this proposal.

Ecology and Biodiversity: A biodiversity net gain metric, and a detailed Biodiversity Net Gain Report was supplied by the applicants. Following a full review of the proposal by the local authority's ecology officer, and based upon current legislation, it was determined that no additional information or works related to Biodiversity Net Gain were required.

The ecology officer has raised the consideration of bats in their response and, given this is a householder application, it is considered that this issue can be covered through placing an informative on any approval to make the applicant aware of the need to consider the potential impact on bats from any works.

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

Due to the setting of the dwelling, and no proposed changes to the principal elevation of the dwelling, which is the most prominent architecturally and visible, but still as the whole dwelling is semi-isolated and barely visible due to distance from the road and tree lines surround three sides of the curtilage, the impact on scale, design and character would be limited.

In more details, the proposal would add approximately 40 sqm to a current ground floor footprint of around 179 sqm, or less than a quarter of the existing ground floor space. For the first floor, an

additional area of approximately 5 sqm is proposed, which would include doors leading out to a new balcony of approximately 28 sqm, and enclosed by a guarding of 1.1m high. The remaining aspect of the roof of the ground floor extension would be given over to a sedum roof featuring two large roof lanterns. There would be an approximate 0.6m overhang of the roof.

With an unknown age of the dwelling, and with it potentially undergoing previous extensions, it is unclear from what is currently present, what the original design or character of the dwelling would have been. As noted above, based upon the dwelling as it currently stands, the front elevation is the most significant, and would be unchanged by the proposal. On this occasion, the proposal appears appropriate for the dwelling, introduces some additional stonework to the side of the dwelling, improving on the existing render, and with the specific location of the extension, it would have very limited public visibility, and have little or no impact on the broader area.

With an overall limited impact on scale, design and character, the proposal would therefore be compliant with local policy GD1 and D1, which carry moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

The dwelling does have neighbours but given the location of the dwelling, and the distance to neighbouring properties, there would be no neighbouring dwellings which would be significantly impacted. There are no dwellings or residential gardens directly overlooked by the proposed bedroom doors, or from the balcony, with the existing elevation of the first floor completely obscuring the northern facing outlook from the balcony. Instead, to the west, the doors and balcony overlook the dwelling's garden for at least 17m, and the garden and river Don for at 24m and looking south from the balcony, the outlook for up to 16m is of the garden and river, with agricultural fields beyond.

As there is little or no 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

In addition to a driveway which extends for over 110m, there is ample parking provision at the front of the dwelling house. With no proposals for changes to parking or access, the proposal would have 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

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- A BNG report was requested and provided.

**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.