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**2026/0393**

Mr Alex Hewitt

Single storey rear extension with a hipped roof (Prior Approval application for a larger home extension)

8 Longdale Croft, Smithies, Barnsley, S71 2QT

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### **Site Location & Description**

The site is located on Longdale Croft, within the Smithies area. The surrounding area is characterised by predominantly detached dwellings constructed from similar materials to the site.

The site is located on a corner plot. A small driveway is located to the front of the dwelling and a large garden to the rear of the dwelling. The dwelling provides a pitched roof and is constructed from red brickwork

The house and site was approved under planning application B/00/1317/BA



### **Proposed Development**

The applicant is seeking prior approval for the erection of a rear extension with an approximate rearward projection of 6 metres, an approximate height of 4 metres and an approximate eaves' height of 2.5 metres.

## **Policy Context**

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

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.

## **Local Plan Allocation – Urban Fabric**

The site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***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.***

## **Supplementary Planning Document(s)**

- ***House Extensions and Other Domestic Alterations.***
- ***Parking***

## **Consultations**

None

## **Representations**

Neighbour notification letters were sent to surrounding properties, no representations have been received.

## **Principle of development**

### **Permitted Development**

- A. The enlargement, improvement or other alteration of a dwellinghouse.

### **Development not permitted**

- A.1 Development is not permitted by Class A if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

(e) the enlarged part of the dwellinghouse would extend beyond a wall which—

(i) forms the principal elevation of the original dwellinghouse; or

(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

(g) ...for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

(h) the enlarged part of the dwellinghouse would have more than a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—

(i) exceed 4 metres in height,

(ii) have more than a single storey, or

(iii) have a width greater than half the width of the original dwellinghouse; F6...

(k) it would consist of or include—

- (i) the construction or provision of a verandah, balcony or raised platform,
- (ii) the installation, alteration or replacement of a microwave antenna,
- (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
- (iv) an alteration to any part of the roof of the dwellinghouse

### Assessment

Although the scale of the proposal falls within the Permitted Development rights parameters of the larger home extension, as outlined above, the site does not hold any Permitted Development rights as the rights have been removed through condition 8 of the approval for B/00/1317/BA.

Condition 8 of the Grant of Planning Permission for B/00/1317/BA outlines the following:

“Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Parts A & E, of Schedule 2 to that Order, shall be carried out without the prior written consent of the Local Planning Authority.

**To safeguard the health and safety of the occupiers of the residential properties.”**

It is also noted this was outlined to the applicant as part of a pre-application process.

### Conclusion

Given the site holds no permitted development rights, the application cannot be approved as a prior approval application for a larger home extension under The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A and is therefore recommended for refusal.

### Recommendation: Refuse

#### **Justification**

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

It has not been necessary to request amendments during the application process

**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.**