

**Application Reference:** 2026/0060

**Site Address:** 25 Cranston Close, Monk Bretton, Barnsley, S71 2LB

**Introduction:** Erection of 2 storey side extension to dwelling.

### **Relevant Site Characteristics**

The property is a semi-detached dwelling within the Monk Bretton area. The dwelling is constructed from red brickwork and features a pitched roof form. An outbuilding is located to the west of the dwelling. The site provides a modest rear and side garden. A driveway is located to the front of the dwelling.

The surrounding area is characterised by residential properties with a mixture of semi-detached and terraced dwellings and bungalows. A mixture of red, orange and brown brickwork has been used in the surrounding area.

### **Planning History**

<b>Application Reference</b>	<b>Description</b>	<b>Decision</b>
B/75/0473/BA	Erection of 43 houses and garages	Historic
B/77/2658/BA	Change of house types	Historic
B/80/0652/BA	Erection of private garage	Permission Granted

### **Detailed description of Proposed Works**

The applicant is seeking permission to erect a two-storey side extension. The extension would have an approximate width of 3.3 metres and an approximate length of 7.6 metres. A pitched roof is proposed, providing an approximate eaves height of 5.4 metres and an approximate ridge height of 8.1 metres. Glazing is proposed to the front elevation at ground floor level to service a playroom and to the rear elevation to service a W/C. Glazing is proposed to the side elevation at ground floor level to service a utility room. Glazing is proposed to the front elevation at first floor level to service a bedroom and to the rear elevation to service an en-suite. Matching materials have been proposed.



## **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.

### **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 where 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 Supplementary Planning Document for House Extensions states 'All two-storey side extensions should therefore have a pitched roof following the form of the existing roof. To prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling. A setback from the front elevation allows for a vertical break in the roof plane and a lowering of the ridge line. In addition to the set-back from the front, where practicable, a side extension should also be set in by one metre from the side boundary with an adjacent property, to further avoid the terracing effect. This also gives the benefit of external access to the rear of the property. The sideways projection of a two storey side extension should not exceed more than two thirds the width of the original dwelling.'

The proposed extension provides an acceptable sideways projection, less than two thirds the width of the existing dwelling. The side extension is set back from the existing front elevation of the dwelling and down from the existing ridge. This allows the proposal to

remain subordinate to the existing dwelling. A pitched roof form is proposed which is in keeping with the character of the dwelling and street scene. The proposed glazing to the front and rear elevation is of a similar scale to the existing fenestration. The use of matching materials is to the proposals benefit and allows the proposal to remain in keeping with the site.

It is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making and as such carries considerable weight in favour of the application.

#### Impact on Neighbouring Amenity

The proposed extension would be to the east of neighbouring properties. The proposal would no greater impact in terms of loss of light to the east than the existing dwelling. Given the proposal is to the southeast of 12 Deans Way, there is some potential for reduced sunlight, however this would be restricted to the mornings and would not be to a detrimental level. The proposal is also distanced by approximately 13 metres to the nearest habitable room reducing the impact of the proposal. Rear elevation windows would not directly face neighbouring properties and would therefore not directly impact neighbouring amenity space. A window is detailed to the side elevation at ground floor level to service utility room which will not pose any loss of privacy concerns. The site is screened to the west by existing boundary treatment and an outbuilding, reducing the impact of the proposal.

The glazing proposed to the ground floor and first floor rear elevation window is detailed to service a W/C and an en-suite. These windows shall be conditioned to be obscured glazing to protect the residential amenity of the applicant and neighbours to the north of the proposal.

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 considerable weight in favour of the application.

#### Highways

The proposal would increase the number of bedrooms on site from 3 bedroom to 4 bedrooms. Given the proposal currently provide parking facility for 3 bedrooms, the parking facility is also considered satisfactory for a 4 bedroom property

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. This carries substantial weight in favour of the application.

#### 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**

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

It has been necessary to make contact with the applicant to make an amendment for the removal of the first floor side elevation windows in order to prevent any opportunity for overlooking the residential amenity space of neighbours to the west.

**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:

- 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 the approved plans:

Site Plans MHM001 DwgNo:001  
Proposed Elevations MHM001 DwgNo:003 Rev:A  
Proposed Plans MHM001 DwgNo:004 Rev:A

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 and Local Plan Policy HE1 The Historic Environment.**

- 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.**
- 4) The ground floor and first floor rear elevation windows servicing a W/C and an en-suite shall be of obscured glazing with an obscurity rating of no less than 4 in the Pilkington Glass Range (or an equivalent obscurity rating). The glazing shall be retained as such thereafter.  
**Reason: In order to safeguard amenities of the applicant and of the occupiers of the dwelling to the northwest in accordance with Local Plan Policy GD1 General Development.**

### Informative(s):

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.

2. This permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant.