

Application Reference: 2026/0607

Site Address: 74 Highstone Avenue, Worsbrough Common, Barnsley, S70 4LF

Proposal: Variation of condition 2 (approved plans) of application 2025/0099: Erection of rear two storey and single storey and front single storey extensions to dwelling

Relevant Site Characteristics

The property is a semi-detached dwelling within a residential area. The street scene is characterized by semi-detached properties constructed from matching materials to the site.

The site provides a modestly sized rear garden with facility for parking to the front and south side of the dwelling. A porch is located to the front elevation utilising a gable roof form and a flat roofed garage to the rear garden space of the site. The property is constructed from red brickwork and features a hipped roof.

Site History

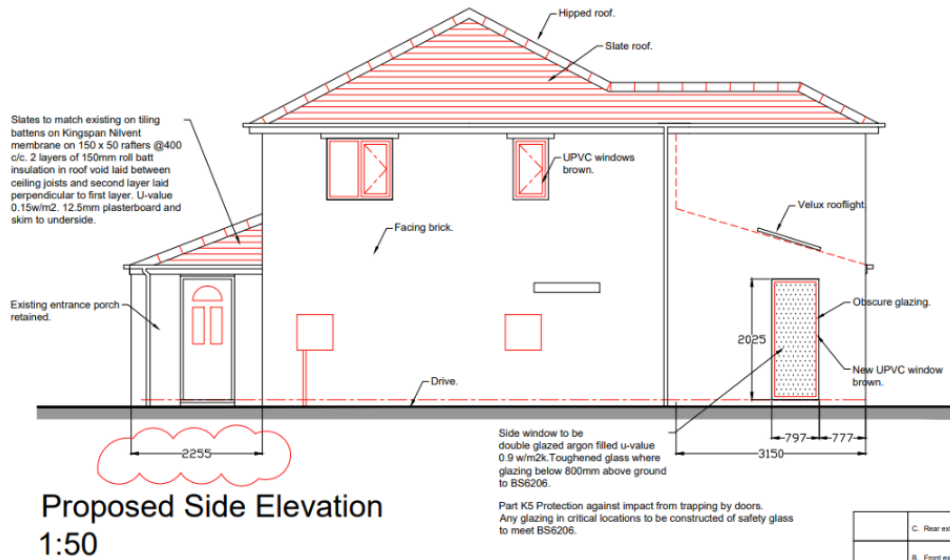
Application Reference	Description	Status
2019/0700	Erection of front porch to dwelling and rear detached garage	Approve with Conditions
2025/0099	Erection of rear two storey and single storey and front single storey extensions to dwelling	Approve with Conditions

Detailed description of Proposed Works

The applicant is seeking to vary condition 2 (approved plans) of application 2025/0099. The variation would include an increased forward projection of the approved front extension by approximately 0.2 metres.

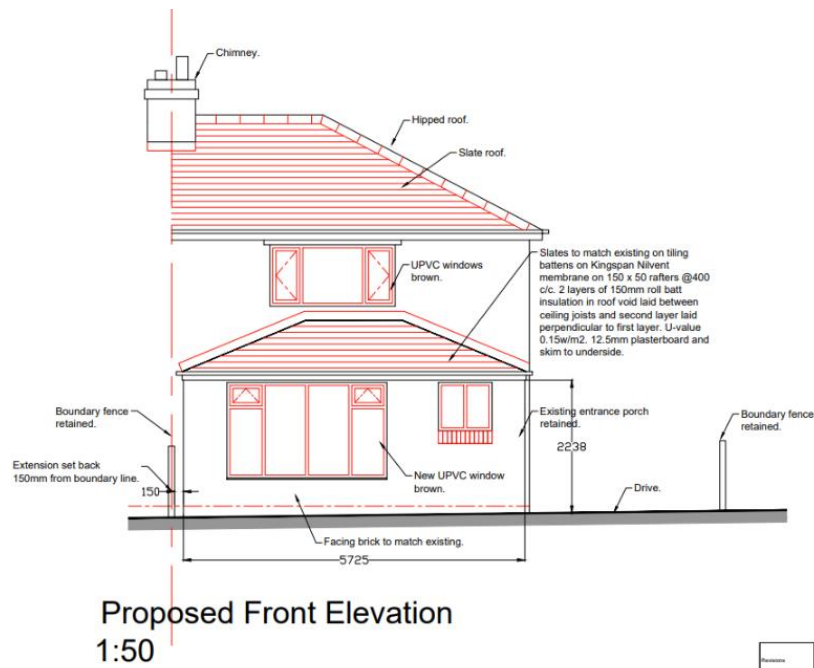
The front extension is detailed with a width of approximately 5.7 metres and a forward projection of approximately 2.2 metres. An approximate eaves height of 2.3 metres is proposed with an approximate ridge height of 3.3 metres. A hipped roof form is detailed. Windows are detailed to the front elevation servicing the extended living room and the existing porch window is maintained. The access door to the property is maintained to the south elevation of the existing porch. Matching materials are detailed throughout.

The rear extensions would remain as previously approved under application 2025/0099.



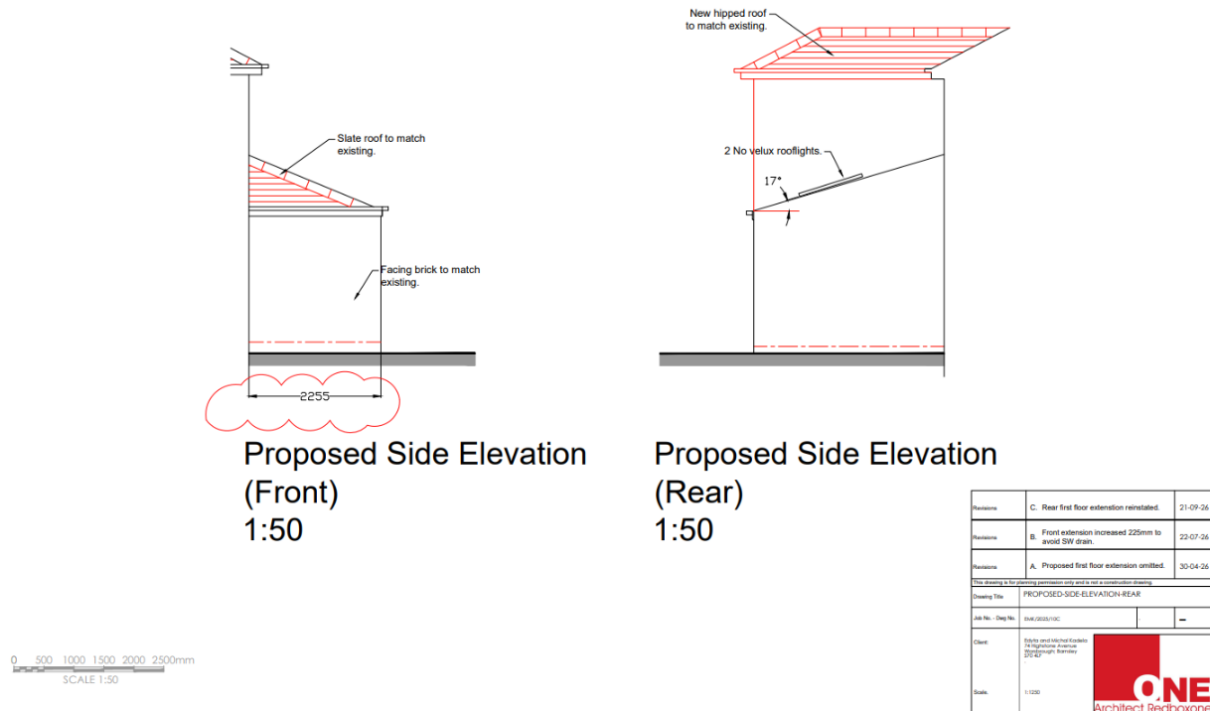
0 500 1000 1500 2000 2500mm
SCALE 1:50

Revisions	C. Rear extension reinstated.	11-09-26
	B. Front extension extended 225mm.	22-07-26
	A. First floor extension omitted.	30-04-26
This drawing is for planning purposes only and is not a construction drawing.		
Drawing Title: PROPOSED SIDE ELEVATION		
Job No. - Draw No.	04/2/2020/01	
Client	Rishi and Nehal Kaur 10, Highgate Avenue Barnet, London N4 3BT	
Scale	1:50	



0 500 1000 1500 2000 2500mm
SCALE 1:50

Revisions	A. A-----	00-00-00
This drawing is for planning purposes only and is not a construction drawing.		
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Job No. - Draw No.	04/2/2020/01	
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Scale	1:50	



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

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 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.

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 'The front elevation of a building is the most important for its contribution to the street scene. Generally, therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene or cause overshadowing to neighbouring dwellings.

The proposed front extension provides a matching hipped roof form to the existing dwelling allowing the proposal to remain in keeping with the site. It is acknowledged a similar front extension has been permitted within the street scene at 3 Fairview Terrace. Given this, the design would not be considered to detract from the character of the street scene. Although the proposal does not include a door to the front elevation, the proposal is not considered to alter the character of the original dwelling. The removal of the door is permitted given the door was removed under previous application 2019/0700.

The remainder of the proposal including the rear extensions are unchanged from the previously approved application and therefore continue to be considered acceptable.

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 significant weight in favour of the application.

Impact on Neighbouring Amenity

It is acknowledged the proposed front extension is to the south of 72 Highstone Avenue, however the proposal does not intersect the 45-degree rule and so is not considered to cause a detrimental loss of sunlight and daylight or loss of outlook. The increased projection to approximately 2.2 metres is not considered to be excessive and is of a similar projection to the existing front porch extension and a minimal increase over the already approved projection. The use of a hipped roof form, in addition to its matching of the site dwelling, assists in reducing the impact of the proposal as the nearest elevation of the proposal to northern boundary is also the lowest part of the roof form. The proposal is therefore not considered to be overly dominant or imposing.

The remainder of the proposal including the rear extensions are unchanged from the previously approved application and therefore continue to be considered acceptable.

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 significant weight in favour of the application.

Highways

The Parking SPD outlines a property of two or more bedrooms requires two parking spaces. The bedroom capacity is not increased by the proposed development. The proposal would

cause some loss of parking facility to the front of the dwelling, however sufficient parking space is maintained to the south side of the site, maintaining access to the rear of the dwelling.

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 significant 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

Amendments were requested to include the previously approved two storey rear extension as part of the proposal in order for the application to provide a matching description and therefore remain valid. Amendments were received 11th September 2026.

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 amended plans

Proposed-Plan EMK/2025/15F
Proposed-Front-Elevation EMK/2025/7
Proposed-Side-Elevation EMK/2025/8C
Proposed-Side-Elevation-Rear EMK/2025/10C

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.

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.

Informatives

- 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.
- 3) The applicant is advised to investigate whether owners of adjoining property need to be consulted under the Party Wall Act 1996.