

Application Reference: 2026/0196

Site Address: 9 Castle Drive, Hood Green, Barnsley, S75 3EY

Proposal: Erection of single storey front, rear and side extensions, extension and conversion of roof space to create habitable area (including rear dormers and rear balcony), proposed rear raised platform and changes to cladding, doors and windows to dwelling. (Amended Description and Additional Information).

Relevant Site Characteristics

The property is a detached bungalow within the Hood Green area. The surrounding area is characterised by detached bungalows and dormer bungalows. A mixture of materials are used with brickwork and stone being the most common. Cladding features are also used as well as some rendered features. Pitched roofs are commonplace along with flat roofed garages.

Similar bungalows to the property are located to the east and west of the site and an agricultural field is located to the south of the site and is designated Green Belt.

The site provides a detached bungalow constructed from stone and red brickwork. A pitched roof form is used along with a flat roofed garage and utility room attached to the west of the dwelling. A small driveway is located to the front of the dwelling along with a modest garden. A large garden is located to the rear of the property. A large tree is located to the rear of the site.

Detailed description of Proposed Works

The applicant is seeking permission to erect a single storey front extension. The front extension would project forwards approximately 1.7 metres and would have an approximate width of 6.7 metres. A gable roof form is proposed with an approximate eaves' height of 2.3 metres and an approximate ridge height of 5.7 metres. Glazing is proposed to the front elevation in the form of a door located centrally to the extension with a window either side of the door.

The front elevation would be constructed from matching 'Delph Stone' to the existing dwelling along with 'Charcoal Eco-Scape Cladding' to the proposed front gable extension and the existing front elevation.

A side extension is proposed to the west of the dwelling, providing a pitched roof space above the existing flat roofed garage. An approximate sideways projection of 4.9 metres is proposed. The ridge height would match the existing 6.4 metre ridge height.

A two-storey flat roofed extension is proposed to the rear of the dwelling providing an approximate rearward projection of 3 metres and an approximate width of 8.6 metres. An approximate height of 6.2 metres is proposed. A recessed balcony has been proposed to the rear elevation at first floor level spanning approximately 5 metres. Two pairs of sliding doors have been proposed to service a dining and living room at ground floor level.

A single storey rear extension is proposed to the east of the proposed two storey extension. A rearward projection of approximately 3 metres is proposed with an approximate width of 4 metres. A flat roof is proposed with an approximate roof height of 3.5 metres. A rear window is proposed to service a bedroom.

A single storey rear extension is proposed to the west of the proposed two storey extension. A rearward projection of approximately 4.3 metres is proposed with an approximate width of

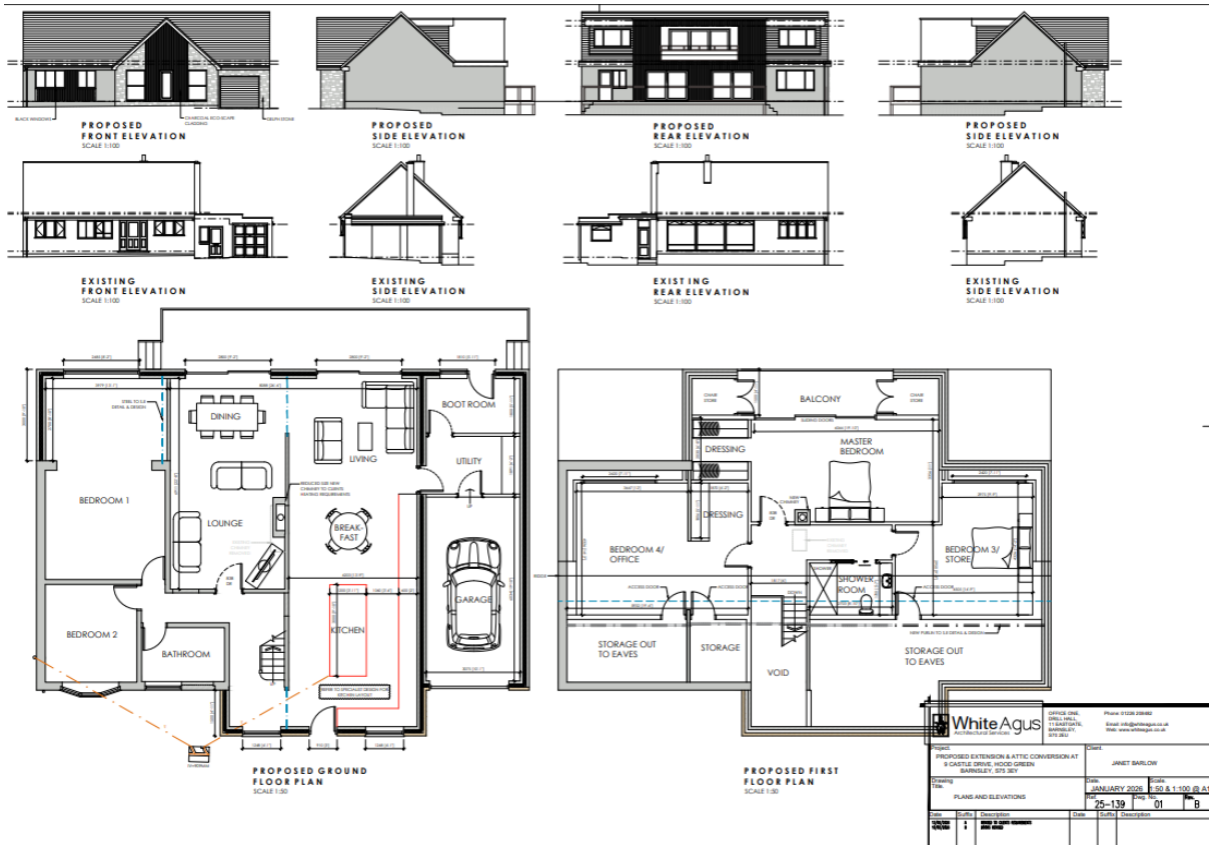
3.3 metres. A flat roof is proposed with an approximate roof height of 3.5 metres. A rear door and window is proposed to service a boot room.

Two flat roofed dormer windows are proposed to the rear of the dwelling and either side of the two-storey rear extension to service bedrooms. The dormer to the east would have an approximate width of 3.5 metres. An approximate projection of 2.9 metres is proposed, and an approximate height of 2.3 metres is proposed. The dormer to the west would have an approximate width of 2.8 metres. An approximate projection of 2.9 metres is proposed, and an approximate height of 2.3 metres is proposed.

The side elevations and the rear elevations of the proposed single storey extension are detailed to be constructed from render. The two-storey rear extension and the cheeks and rear elevations of the rear dormer windows are proposed to be constructed from 'Charcoal Eco-Scape Cladding'.

A raised platform is proposed to the rear of the dwelling. The raised platform would have an approximate floor height of 0.8 metres. The platform would project approximately 1.9 metres to the rear and have an approximate width of 12 metres providing an approximate floor space of 23 square metres. Stairs to access the rear garden area is proposed to both the east and west of the platform. A glass balustrade is 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.

Four representations have been received raising concerns relating to the increased roof area of the side extension resulting in the loss of the existing gap between the dwelling and the neighbouring property to the west. Concerns relating to the scale of the development, overwhelming the site and neighbouring properties and resulting in an overdevelopment of the plot which reduces the open and spacious character of the street. Concerns have been raised questioning whether the proposal, including the proposed cladding and stone materials, would be out of character with the street scene. Concerns have been raised relating to the size of the proposed front extension and stating the proposal would be contrary to Policy D1. Concern has been raised relating to possible overlooking to the rear amenity space of 8 Castle Drive.

Additional, 3D renders were provided by the applicant along with the addition of the proposed raised platform to the development description. As such neighbouring properties and the Parish Council were re-consulted. Two representations were received. One re-enforced the previous concerns. The second outlined no changes had been made and raised concern relating to a loss of light to neighbouring garden space and the proximity of the proposal to the tree.

Consultees

Stainborough Parish Council – Provided the following objections/comments:

- It will make the appearance of 9 Castle Drive out of keeping with the rest of the dwellings/properties in Castle Drive.
- The size of the proposed extension and roof conversion will create an imposing structure incongruous with other dwellings on Castle Drive.
- The height of the new roofline will impact on the neighbours opposite and adjacent by blocking out light and their views.
- It is felt that the proposed size of the extension is too large for such a small plot.
- The use of charcoal cladding to the front and rear would be overpowering and make the building stand out all the more and would not be in keeping with surrounding properties on Castle Drive.

The following additional objections/comments were made in relation to the additional 3D renders which have been received and addition of the raised platform to the development description:

- They feel that the planning application is totally out of keeping with the surrounding properties
- It is extremely overpowering

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

Concerns, including those from the Stainborough Parish Council, have been raised relating to the loss of the existing gap between the dwelling and the neighbouring dwelling to the east as well as overdevelopment of the site. Concerns were also raised relating to materials used and the proposed front extension being out of character with the street scene.

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. Large extensions and conservatories are likely to appear particularly intrusive and will not normally be acceptable.

Extensions at the front of individually-designed, detached houses, which are set back from the highway or set on staggered building lines, may, in certain circumstances, be acceptable. However, the extension must complement the original house and not adversely affect any adjacent property or the street scene.'

Many of the dwellings on Castle Drive are acknowledged to have a similar pitched roof form and modest distance to the highway. Nevertheless, many dwellings on Castle Drive also feature hipped and gable roofed elements to the front elevation of dwellings, in the form of porches, front extension and dormer windows. The gable roof form detailed to the proposed front extension would therefore not be considered to be out of keeping with the character of the street scene. The street scene provides a staggered build line, reducing the impact of the forward projection and preventing the front extension from creating an incongruous addition to the street scene.

The front extension details an eaves height which matches the existing dwelling and a ridge height which is set down from the existing ridge line by approximately 0.4 metres, reducing the impact of the proposal. The forward projection of approximately 1.7 metres is considered modest and would maintain the existing front garden space, reducing the impact on the street scene.

The proposed use of 'Charcoal Eco-Scape Cladding' is not considered to be out of character with the remainder of the street scene given numerous dwellings in the street provide

cladding. The proposed cladding to the front elevation is acknowledged to be significant, however on this occasion is considered to be a modern and innovative design feature which along with the use of matching 'Delph Stone' and render is considered to be sympathetic to local character.

The front extension is considered to complement the existing dwelling and given other gable and hipped features of other dwellings in the street scene is not considered to be adversely out of character with the street scene.

The Supplementary Planning Document for House Extensions states 'All two-storey side extensions should 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.

The sideways projection of a two storey side extension should not exceed more than two thirds the width of the original dwelling.'

The side extension to the roof would provide an acceptable sideways projection of approximately 4.9 metres which is significantly less than two thirds the width of the original dwelling. Additionally, the roof extension would be above the existing flat roofed garage and therefore does not create any additional, ground floor space. Given the existing flat roofed garage is in line with the existing front elevation of the dwelling it would be unreasonable to require a set back of the roof. It would also be unreasonable to require a set down from the ridge as this would alter the pitch of the roof and create an awkward and unappealing design. A pitched roof is also considered an improved roof form despite the existence of multiple flat roofed garages in the street scene.

Although objections have concerns that the height of the new roofline which will impact on the neighbours opposite and adjacent by blocking out light and their views, the proposal does not increase the existing roof height of the dwelling or the existing eaves height. Given the existing flat roof would be replaced with a pitched roof, the proposed eaves height would be lower than the existing flat roof, and be of a preferable pitched roof design, matching the remainder of the dwelling. It should also be noted that there is no legal right to a view.

The proposed garage roof extension is acknowledged to remove much of the gap between the existing pitched roof and the neighbouring property to the west, however given the properties are detached, and the two dwellings provide a staggered frontage of approximately 5 metres, the proposed roof extension would not create a terraced effect. Furthermore, multiple dwellings on the street have pitched roofs with closely matching pitched roof without the separation distance of a flat roofed garage. The loss of the existing separation distance as a result of the flat roofed garage would not be considered to detrimentally detract from the character of the street scene.

The Supplementary Planning Document for House Extensions states 'Two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook. Two-storey extensions to terraces and semi-detached properties which abut a party boundary and adversely affect main windows will not normally be allowed. Two-storey rear extensions to semi-detached houses should, therefore, generally be designed with a rear projection of less than 3.5 metres and for terraced houses 2.5 metres. Larger extensions may be acceptable in certain circumstances -for instance: where the neighbouring house has been extended; or where there is a strong boundary treatment,

such as a high wall or an outbuilding or garage built close to the boundary. Similarly, there may be circumstances where only smaller extensions are acceptable for instance: on sloping sites or where neighbouring houses are already overshadowed.

Extensions to the rear of detached houses will be considered on their design merits and where no adjacent properties are affected.

The proposed two storey rear extension would provide an approximate rearward projection of 3 metres and is therefore less than the 3.5 metres permitted for a semi-detached property under the House Extensions SPD. The use of a flat roof is acknowledged and would not be preferred, however given the proposal is to the rear and is set down from the ridge of the existing dwelling by approximately 0.4 metres, is considered acceptable given it would not be seen within the street. The two-storey element of the proposal is set in from the side elevations of the existing dwelling by approximately 4 metres to the east and approximately 3.3 metres to the west. This allows the proposal to be subordinate to the existing dwelling and have a reduced impact on the neighbours to either side of the site. The proposal is acknowledged to be a bold proposal, however given the extension would be to the rear and provides a modest rearward projection, is considered acceptable on this occasion.

The Supplementary Planning Document for House Extensions states 'To combat the problems of loss of light, as well as loss of privacy and outlook, the size and projection of rear extensions need to be strictly controlled.

Single storey extensions to the rear of terraced houses should not exceed 3.5 metres in projection and where they exceed 3 metres in length the eaves height should not exceed 2.5 metres. On semi-detached dwellings an extension should not project more than 4 metres and again, the eaves height should not exceed 2.5 metres where the extension would project beyond 3 metres. Extensions to the rear of detached houses will be considered on their design merits and where no adjacent properties are affected.'

The proposed single storey extension to the east of the two-storey extension would provide a modest rearward projection of 3 metres and a modest eaves height of 3.5 metres. The House Extensions SPD does not restrict the eaves height of single storey rear extension when they do not exceed 3.5 metres to the rear. The proposed height is therefore considered acceptable.

The proposed single storey extension to the west of the two-storey extension would provide a rearward projection of approximately 4.3 metres. Although the rearward projection is significant, it would not project further to the rear than the remainder of the proposal. The increased size is due to the shape of the existing rear elevation of the dwelling. Although the rear extension would be larger than the opposite single storey extension, the proposal would have a matching impact to the remainder of the proposal and is necessary in order to allow the rear elevation to align with the remainder of the proposal.

Similarly to the proposed two-storey rear extension, the use of flat roofs is not preferred, however given the proposals are to the rear, they are considered acceptable as they would not impact the character of the street scene.

It is also noted significantly larger rearward single storey extensions would be acceptable at the site. The proposed size of the single storey extensions are therefore considered to be modest in the context of the site and would not constitute over development.

The Supplementary Planning Document for House Extensions states 'The design of the dormer window should reflect the character of the area, the surrounding buildings and the age and appearance of the existing building.

To assess whether a dormer on the front or principle elevation will be appropriate, the roofs of the surrounding buildings should be examined. Unless the street is characterised by dormers on the frontage, or these are a feature of the area/street/terrace, dormer windows should be located on the rear or secondary elevations.'

Although flat roofed dormer windows are not preferred, flat roofed dormer windows are commonplace to both the front and rear of dwellings in the street scene and surrounding area. The use of flat roofed dormers is therefore considered acceptable. The rear elevation of the dormers are set back from the rear elevation and eaves of the dwelling and set down from the ridge. The roof height of the dormers are also no higher than the roof of the proposed two storey extension. The proposed dormers are therefore considered to not detract from the character of the dwelling and street scene.

The use of render to the rear and side elevations is considered acceptable given the use of render on other dwellings in the area. The render would create a modern design and given the substantial works taking place, would prevent any unsightly connections between existing and new brickwork. The use of Charcoal Eco-Scape Cladding' to the two storey rear extension and rear dormers provides a modern design and is in keeping with the materials proposed to the front elevation. It is also acknowledged the use of cladding on other dwellings in the area, specifically neighbouring dormers. Furthermore, the proposal would be to the rear of the dwelling and would therefore not have an impact on the character of the street scene.

The Supplementary Planning Document for House Extensions states 'Decking and raised platforms are commonly used where the rear garden is below the floor area of the dwelling in order to allow improved access to the rear garden and to provide a convenient outdoor amenity area on the same level as the dwelling. Decking and raised platforms are also used in other circumstances but can often give rise to increased overlooking of neighbouring dwellings and particularly their gardens.

In view of this, decking and raised platforms will only be allowed where the privacy of neighbouring residents is not detrimentally affected by significantly increased overlooking (e.g. where the decking is located away from the boundary and where there is sufficient permanent screening, such as a high boundary wall or an outbuilding in an adjacent garden). In addition, decking and raised platforms should not have a significantly detrimental impact on visual amenity and for this reason decking will not be allowed where it is prominently located and can be easily viewed from public vantage points.'

The proposed raised platform allows for access to the rear garden space through the inclusion of stairs to the east and west of the platform. The raised platform would not be proposed within the street scene and is considered to provide a modest rearward projection and a fairly low-level floor height. The use of wood and a glass balustrade provides a modern design and reduces the dominance of the proposed platform.

It is therefore considered that the proposed development 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

Representations were received concerning possible overlooking to the rear amenity space of 8 Castle Drive and the impact of loss of light to neighbouring garden space.

The proposed front extension would project closer to neighbours' opposite; however, the extension would not provide glazing which services habitable rooms and would therefore not impact neighbours' residential amenity to the north of the site. Additionally, the front extension is distanced to dwellings to the north by approximately 18 and 22 metres. The proposed side extension to the roof would not provide any detrimental loss of light given the significant distance to the opposite property. Sufficient distance is therefore considered to be maintained between frontages as not to have an overbearing impact.

The proposed single-story rear extension to the east of the dwelling provides a modest rearward projection which could be constructed and under permitted development and even increased to the detriment of the neighbouring amenity to the east of the site. The proposal is screened to the east by boundary treatment which would lessen the impact of the proposal.

The proposed single storey rear extension to the west of the dwelling would provide a significant rearward projection, however due to staggered relationship between the dwellings, the proposal would not project further to the rear than the neighbouring dwelling. As such the extension would not be impactful on neighbouring residential amenity.

The proposed two storey rear extension is distanced from both the east and west boundary by approximately 5.3 metres and is separated by the proposed single storey extension. The first-floor projection would be mostly screened from 10 Castle Drive by the existing roof plane of the dwelling. The staggered relationship between the dwelling will prevent the proposal from having any overbearing nature on 8 Castle Drive. The proposed balcony is recessed and therefore would provide no greater opportunity for overlooking than what glazing or a Juliet balcony would provide.

The proposed glazing to the rear elevation of the rear extensions and the dormer windows would face the rear amenity space of the site and would not provide direct overlooking towards neighbouring amenity space.

The proposed glazing to the front elevation to service a bathroom shall be conditioned to be obscured glazing in order to protect the privacy of the applicant, neighbours to the north of the site and members of the public.

The proposed raised platform provides a modest projection which is not considered to allow for significant gathering of people which would be to the detriment of neighbouring residential amenity. The platform is modestly raised above the ground level by approximately 0.8 metres and would mostly allow for access to the rear garden space of the site. Significant boundary treatment is also in place which assists in screening the proposal. The platform would not project further to the rear than the rear elevation of the neighbouring property to the west of the site. The raised platform would be distanced approximately 15 metres to the rear of the neighbouring amenity space to the west and approximately 6 metres to the remaining rear amenity space to the east. The majority of the neighbouring amenity space to the east would be set behind 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 significant weight in favour of the application.

Highways

The proposal would retain the existing parking within the garage and on the driveway to the front of the dwelling. The proposal does increase the number of bedrooms from 2 to 5, however acceptable onsite parking facility is maintained.

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 moderate weight in favour of the application.

Tree

The tree to the rear of the site is not protected by a Tree Preservation Order. The proposal would be significantly distanced from the tree and is not considered to impact the proposal. Furthermore, given much of the proposal could be erected under permitted development, it would not be prudent to restrict the development due to the tree.

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

Additional documents were requested during the application process which highlighted the proposed raised platform. These additional documents were part of a re-consultation, and the raised platform was also added to the development description as part of the re-consultation. The proposed parking facility was also added to the site plan.

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

Plans and Elevations 25-139 DwgNo:01 Rev:B
Existing Plans and Elevations 25-139 DwgNo:02 Rev:B

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 ground floor front elevation window servicing a bathroom 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, neighbours to the north and members of the public in accordance with Local Plan Policy GD1 General Development.

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.