

Application Reference: 2026/0237

Site Address: 76 Cross Lane, Royston, Barnsley, S71 4AP

Proposal: Single storey wraparound extension to front and side of dwelling.

Relevant Site Characteristics

The property is a semi-detached dwelling within the Royston area. The surrounding area is characterised by predominantly semi-detached properties with occasional detached and terraced dwellings. Hipped roof forms are commonplace. Brickwork is predominantly used along with some rendered features.

The site is located at the junction of Cross Lane and East End Crescent with the adjoining property addressed to the latter. The property features a hipped roof form and is constructed from brickwork along with a rendered upper. A modest garden is located to the front of the dwelling and a driveway to the side of the dwelling. A small garden is located to the rear.

Detailed description of Proposed Works

The applicant is seeking permission to erect a single storey wraparound extension to the front and side of the dwelling. The front extension would have an approximate forward projection of 1.2 metres and an approximate width of 7.2 metres. A hipped roof form is proposed with an approximate eaves' height of 2.4 metres and a roof height of approximately 3 metres. The proposed side extension would have an approximate sideways projection of 3.3 metres and an approximate length of 4.5 metres. A hipped roof form is proposed with an approximate eaves' height of 2.4 metres and an approximate ridge height of 3.45 metres.

Glazing is proposed to the front elevation to service a dining area. Glazing is proposed to the side and rear elevation of the side extension to service an accessible bathroom area. Matching materials are detailed throughout.

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 '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.

The design of a single storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling).'

The proposed front extension provides a modest forward projection of approximately 1.2 metres and would be in keeping with the scale of the dwelling. Additionally, the dwelling is significantly set back from the highway, reducing the impact of the front extension on the

street scene. A modest 2.4 metre eaves height is proposed which would be lower than the existing front elevation bay window. The use of a hipped roof form is welcomed and allows the proposal to remain in keeping with the character of the dwelling and street scene.

The proposed side extension would have a sideways projection less than two thirds the width of the dwelling in compliance with the house extensions SPD. The design of the side extension is reflective of the existing dwelling through the use of a hipped roof form allowing the proposal to remain in keeping with the character of the dwelling and street scene.

Glazing has been detailed to the front elevation which directly matches the existing glazing in terms of design and size. The proposed side and rear elevation glazing provides a similar fenestration to the existing dwelling glazing. The use of matching materials allows the proposal to remain in keeping with the character of the dwelling and street scene.

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

The proposal would be erected to the north of 78 Cross Lane and would therefore have little impact on loss of light. The extension is a single storey extension and would be located between the side elevation of both the applicant and the neighbouring property. The impact of the proposal would therefore be limited. Given the proposal is single storey, the extension would not have an overbearing impact and is screened by boundary treatment.

Glazing is proposed to the south and east elevations which would service a bathroom. In order to safeguard the residential amenity of the applicant and neighbours to the south and east, the south and east facing windows shall be conditioned to be obscured glazing.

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 not increase the number of bedrooms on-site. Parking facility has been detailed to be maintained to the front of the dwelling and the remainder of the driveway.

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 provide the rear elevation of the proposed side extension as these were not included on the initially submitted proposed plans and elevations. Amended elevations were received. Clarification of the proposed parking arrangements was also submitted on the proposed block 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.