

Application Reference: 2026/0010

Site Address: 159 Barugh Lane, Barugh Green, Barnsley, S75 1LJ

Introduction: Erection of two storey/single storey rear extension to dwelling (Amended Description)

Relevant Site Characteristics

The property is a semi-detached dwelling within the Barugh Green area. The dwelling provides an existing lean-to rear extension. The dwelling is constructed from red brickwork and provides hipped roof form. A substantial garden is located to the rear of the dwelling. A small, raised garden is located to the front of the dwelling and a shared driveway is located to the west of the dwelling. A detached, flat roofed garage is located to the rear of the dwelling.

The street scene is predominantly residential. The site is part of a distinctive street line with matching raised gardens utilising stone, retaining walls. Residential properties are located opposite the site. Fields designated as Green Belt are located to the rear of the site.

Detailed description of Proposed Works

The applicant is seeking permission to erect a single storey and two storey rear extension. The proposed single storey extension would have an approximate rearward projection of 5 metres and an approximate width of 4.5 metres. A hipped roof form is proposed with an approximate eaves' height of 2 metres and an approximate roof height of 2.9 metres. The proposed two-storey rear extension would have an approximate rearwards projection of 3 metres and an approximate width of 3.4 metres. A hipped roof form is proposed with an approximate eaves' height of 4.5 metres and an approximate ridge height of 5.8 metres.

Ground floor glazing is proposed to the rear elevation in the form of bifold doors, spanning approximately 2.7 metres and servicing a dining room. Glazing is proposed the rear elevation at first floor level servicing a bedroom. The proposed extensions are detailed to be constructed from matching brickwork and roof tiles.

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.

Objections were raised to the original proposal which included the formation of parking facility to the front of the dwelling due to the impact on the character of the street scene and the possible encroachment onto the existing shared driveway. This element of the proposal has since been removed. No objections have been raised to the amended proposal.

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 '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.

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.'

The proposal provides a significant rearward projection at ground floor level. Although single storey extensions are outlined on the house extensions SPD to not exceed 4 metres, given there have been no objections to the proposal, it is accepted that a proposed single storey element could be erected up to 6 metres under permitted development. Furthermore, as outlined above, the SPD allows larger extensions where the neighbouring property has extensions. In this case both the attached and non-attached neighbouring properties have existing extensions, as such, the proposed extension would not project significantly beyond those. Therefore, on this occasion the projection is considered acceptable. Additionally, the proposal benefits from a modest approximate eaves' height of 2 meters and a matching roof type.

The proposed two storey extension provides an acceptable rearward projection of approximately 3 metres when assessed against the House Extensions SPD. The extension is set in from the adjoined neighbouring property by approximately 1.6 metres and set down from the ridge by approximately 1.3 metres allowing the proposal to remain subordinate to the existing dwelling. The use of a hipped roof form and matching materials allows the proposal to remain in keeping with the character of the dwelling.

The proposed glazing has been detailed centrally to their respective extensions and provide similar fenestration to the existing glazing.

The proposed extensions are also to the rear of the property in a relatively non prominent location with limited views from neighbouring highways.

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

Given the proposal would be erected to the west of the adjoined neighbour 161 Barugh Lane, any overshadowing would be restricted to the evenings. It is acknowledged the single storey proposal does provide a significant projection, however given there have been no objections to this element, a proposal with a similar projection could be erected under a prior-notification application. Additionally, the adjoined neighbour has an existing extension projecting approximately 2.5 metres to the rear. The proposed 5 metres projection of the proposal will therefore only project further to the rear of the neighbour by approximately 2.5 metres, reducing the impact of the proposal. The impact of the proposal is also reduced as the extension is set in from the boundary by approximately 0.7 metres and an eaves height of approximately 2 metres is detailed.

The proposed two storey extension has been set in from the adjoined neighbour by approximately 1.6 metres. The proposal also provides a modest rearward projection of 3 metres which is 0.5 metres less than the 3.5 metres outlined within the House Extensions SPD. This prevents the two-storey extension from intersecting the 45-degree angle of the neighbouring rear window, preventing any overbearing nature or detrimental loss of light.

Bifold doors are proposed to the ground floor. Although the glazing is extensive, it is not considered to provide opportunity for overlooking directly to neighbour amenity space. The first-floor window servicing a bedroom would allow for views to the rear of the property, however the proposal has been set away from the neighbouring boundary and faces the rear amenity space of the site.

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 substantial weight in favour of the application.

Highways

The proposal would not increase the number of bedrooms on site or impact the amount of on-site parking facility.

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 in order to remove the initially proposed parking provision to the front of the dwelling which would have resulted in the loss of the front residential amenity space and would have significantly detracted from the character of the street scene. Amendments were received 19th February 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:

Site Plans MPC001 DwgNo:001

Proposed Elevations MPC001 DwgNo:003

Proposed & Existing Plans MPC001 DwgNo:004

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.

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.