

Application Reference: 2026/0339

Site Address: 10 Whinmoor Way, Silkstone, Barnsley. S75 4JE

Introduction: This application seeks full planning permission for the erection of single storey rear extension and raised patio, front porch, new pitched roof to replace flat roof on side garage and widening of front drive to dwelling.

Relevant Site Characteristics:

The dwelling is a relatively large, stone detached house, located on a bend, near the end of Whinmoor Way. The dwelling benefits from a large, predominantly enclosed corner style plot with front, side and rear gardens. The dwelling features an attached single-story garage with driveway in front.



Site History

There is no site history directly attributed to this address, only a 1974 application which seems to cover the wider estate, but no detailed information is available.

Detailed description of Proposed Works

The principal aspect of the proposal is for the addition of a ground floor rear extension to dwelling, which would also feature a raised patio. Other alterations include the existing flat roof of the garage being replaced by a new pitched roof, the addition of a modest sized front porch style extension and widening of the existing driveway.

Existing and Proposed Elevations. Floor Plans and 3D Renders





North Elevation - Rear
1 : 100



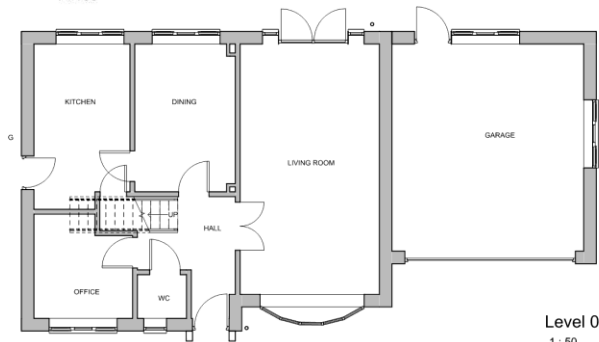
East Elevation - Side
1 : 100



South Elevation - Front
1 : 100



West Elevation - Side
1 : 100

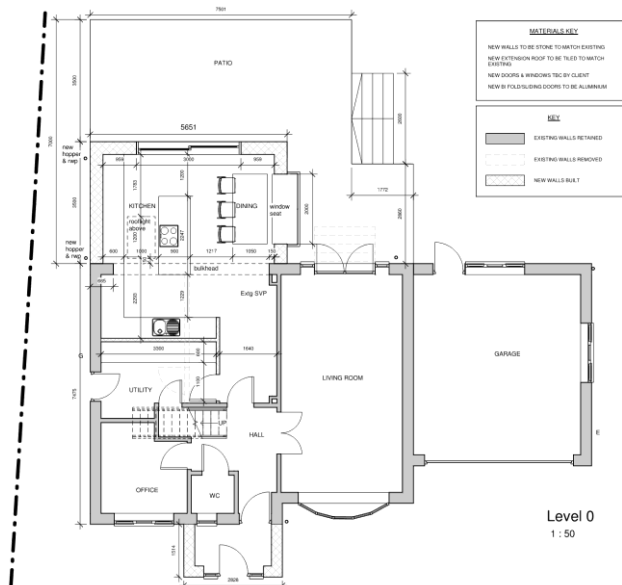


Level 0
1 : 50



3D View 2

3D View 1



Level 0
1 : 50



3D View 2



3D View 1

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 (Adopted March 2024)
- Parking (Adopted November 2019)

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 comments were 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. 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

In common with other dwelling on the street, the scale of the dwelling appears large, partially due to its approximate 14.4m width, although over 5m of the width is attributed to the single storey attached garage, in comparison to the two-story aspect of principal dwelling. Whilst the proposal does not add an additional floor, the front elevation would be altered with the addition of a modest sized front extension, just beyond the size of which would be considered as permitted development, but more significantly through the addition of complementary style gable roof to the existing flat roof of the garage. Together, these additions would have a limited impact on the scale, design and character of the dwelling.

An extension with a modest sized rear projection of 3.5m, below the 4m allowable through permitted development, along with a modest width of around 5.65m are proposed for the rear elevation. In addition to this flat roof extension, a raised patio area is proposed. Whilst the extension would be at the same ground level as the front elevation of the dwelling, the proposed raised patio, which the extension is built upon, is used to correct the ground level difference between the front and rear elevations of the dwelling.

From the actual ground level at the rear of the dwelling, the roof height of the proposed extension would be approximately 4.1m. From the height of the raised patio, the height of the extension is only

3.3m. In comparison, at their highest points from the same ground level, the height of the original dwelling is approximately 8.3m, whilst the existing flat roof garage has an approximate existing height of 3.1m and a proposed new pitched roof height of 4.92m. Both the existing external, rear door of the garage and patio doors of the dwelling stand around 0.75m and 0.95m respectively above ground level.

With the raised patio correcting a potential design flaw of the original dwelling, which currently requires steps from the rear patio doors to the rear garden, it also creates a potential new issue, by artificially raising the ground level of the rear garden above the 0.3m allowable through permitted development. The maximum height of the proposed patio would be approximately 0.85m above the ground level. The total gross area of the patio, including steps is approximately 243 sqm, with a net area of 148 sqm once the steps and footprint of the extension are excluded. At 148 sqm, the patio remains a considerable size but is equally acceptable in comparison to the original 400 sqm of garden (after the house has been excluded).

In terms of design, a pitched roof extension may have been an improvement, but such a feature would have raised the height of the extension's roof considerably, and almost certainly had a negative impact on residential amenity, so a flat roof is perfectly acceptable. Proposed stonework and tiles are proposed to match the existing dwelling, and whilst window materials and colours are to be confirmed, the indicated proportions, along with the proposed aluminium bi-fold doors are acceptable and would have limited impact on the design and character of the dwelling.

Together, both the extension and patio would have limited public visibility and would only be considered as having a limited impact on the scale, design and character of the original dwelling. Therefore, the proposal would be compliant with local policy GD1 and D1, which carry moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

Due to the scale and location of the proposed front extension, along with a widened driveway, would be considered as having nothing more than a limited impact on the amenity of neighbouring dwellings. The proposed rear extension and patio however have the potential to have a more notable impact on residential amenity.

The extension itself, as noted above is of an overall modest scale, with the flat roof compensating for the increased height of the extension, caused by a lower ground level of the garden compared to the actual ground floor level of the dwelling. There is a window proposed on the eastern elevation of the extension, but this ground floor window would only directly overlook the applicant's garden for approximately 16m. Rear glazed doors are also proposed, but these are again essentially ground floor windows and are set around 9m from the relatively strong rear boundary treatment. There are no windows proposed for the western elevation, adjacent to the neighbouring dwelling of no 12.

As noted there would be no concern of overlooking from the extension to any neighbouring dwellings, but given the maximum height of the extension, there may be an impact of overbearing on the neighbouring dwelling of no 12, particularly to a large, side elevation window. Whilst this is not desirable, there are aspects of mitigation. Firstly, as noted, although the proposed extension would be higher than what may be permissible by permitted development, a longer 4m extension, with an appropriate roof height could be constructed without planning consent. Whilst the extension is also close to the boundary, the total distance between the side elevation and window is

approximately 3.85m, and with the window being east facing, any impact on sunlight levels would be most significant in the early morning. Finally, the ground level of no 12 is higher than the ground level of the application dwelling, reducing potential impact. However, whilst the extension would have a general limited impact on residential amenity, specifically for no 12, the level of impact would be considered as moderate.

For the raised patio, whilst this does raise the natural ground level, and extends beyond what would be required for access to the extension, which uses the patio for its base, it would not be expected to have a significant impact on the amenity of neighbouring dwellings. This is partially confirmed by the lack of neighbour comments or objections, to any aspect of the proposals, but also following a site visit and assessment of the proposed plans.

In addition to the ground level of no 12 being slightly higher than that of the application dwelling, the proposed patio would only project approximately as far as the existing rear extension of no 12. With the proposed extension, as noted above, overshadowing an existing window on the side elevation of no 12, the proposed patio would only overlook a side external door, a small utility window, and a blank brick elevation. The patio would not directly overlook any of the rear garden of no 12, and there remains a 2 to 3m distance from the patio to the shared boundary with no 12. Therefore, there would be expected to be a limited impact on the amenity of no 12.

The application dwelling shares a single diagonal boundary with no 1 Whinmoor Close. There are approximate distances of between 7 and 13m from the western side of the raised patio to the boundary, and between 7.5 and 9m from the rear edge of the raised patio and the boundary. Whilst there is a natural and unavoidable decline in ground level between no 12 and no 1, the good distances from, and the strong nature of the boundary treatment, comprising of a fence, accompanied by some trees and shrubs, there should only be a limited impact on the amenity of no 1 Whinmoor Way.

Whilst the impact of the proposed extension and raised patios have varying degrees of impact on neighbouring amenity, with no more than a moderate impact in relation to one specific concern, on balance, the proposal would be considered in accordance with the local policy GD1. This carries moderate weight in favour of the proposal.

Highways

There is a proposed change to parking provision, with the extension of the driveway. Whilst such an increase is not required, it would potentially provide more suitable parking provision, than grass without having any notable negative impact on visual or neighbouring amenity, nor any negative impact on highway safety,

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

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- There were some minor discrepancies within the plans which made it difficult to correctly assess the proposal. Corrected and clearer drawings were provided but there were not any material alterations to the original proposed plans.

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

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.