

Application Reference: 2025/0990

Site Address: 62 Greenfoot Lane, Old Town, Barnsley, S75 2TA

Introduction: Erection of a two storey rear extension

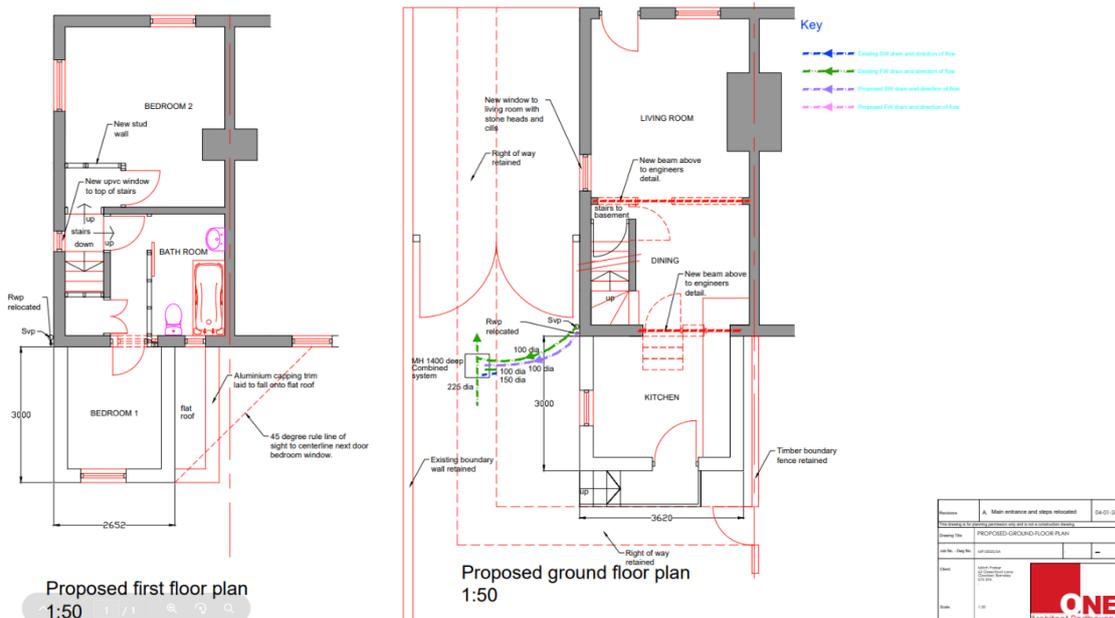
Relevant Site Characteristics

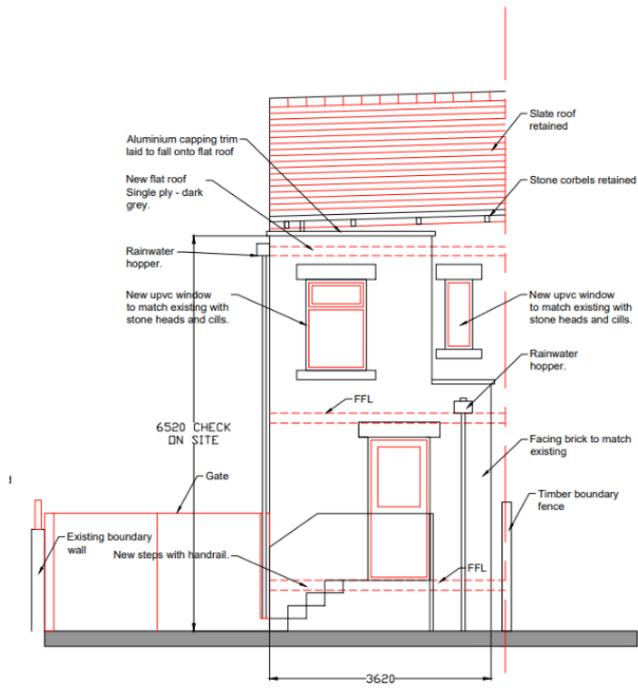
The application relates to a terraced property within the Old Town area of Barnsley. The site provides a small rear amenity space and two flat roofed detached garages to the rear. A driveway is located to the north of the site. The dwelling is constructed from red brickwork and provides a pitched, tiled roof.

The surrounding area is characterised by predominantly terraced properties along with a mixture of some detached and semi-detached dwellings. The street scene provides a mixture of materials, including brickwork, and render.

Detailed description of Proposed Works

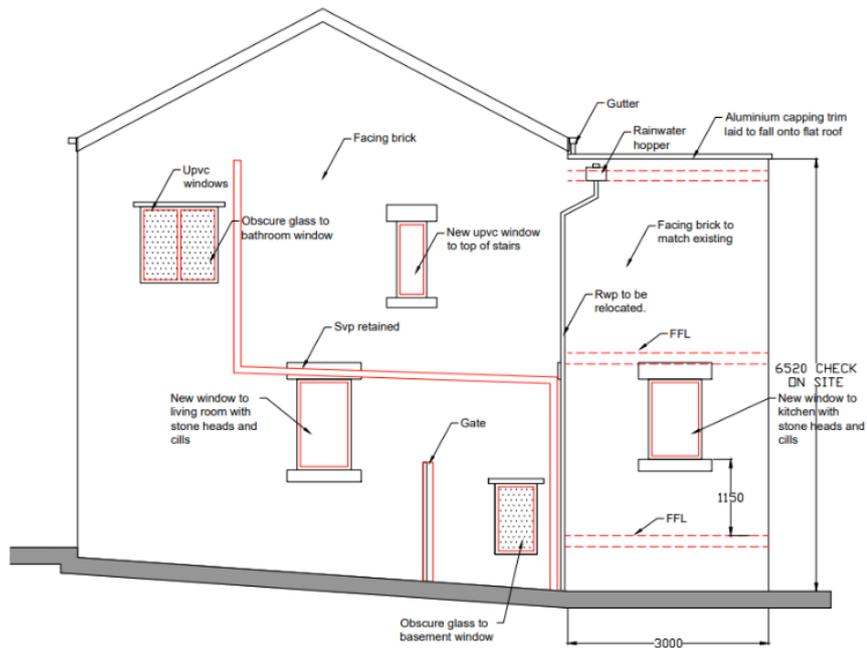
The applicant is seeking permission to erect a two-storey, flat roofed rear extension. The extension would have a rearward projection of approximately 3 metres and an approximate width of 3.6 metres at ground floor level and approximately 2.7 metres at first floor level. The extension would have an approximate ground floor flat roof height of 4 metres and an approximate first floor roof height of 6.5 metres. Steps and a door is detailed at ground floor level to the rear elevation of the extension. Glazing is detailed to the rear elevation of the extension at first floor level to service a bedroom and a window is proposed to the existing rear elevation to service a bathroom. Glazing has been proposed to the north, side elevation of the extension at ground floor level to service a kitchen. Glazing has been proposed to the north elevation of the existing dwelling to service a stairway landing area at first floor level and a living room at ground floor level. The proposal is detailed to be constructed from matching brickwork.





Proposed rear elevation
1:50

Revisions	A. Door and steps relocated to rear.	04-01-26
Check drawing for any planning permission only and is not a construction drawing.		
Drawing Title	EXISTING-REAR-ELEVATION	
Job No. - Dep No.	14/1/2025/1/A	--
Client	14/1/2025/1/A 12 Greenfield Lane London, W15 2PL	
Scale	1:50	



Proposed side elevation
1:50

Revisions	A. Kitchen side window shown.	04-01-26
Check drawing for any planning permission only and is not a construction drawing.		
Drawing Title	PROPOSED-SIDE-ELEVATION	
Job No. - Dep No.	14/1/2025/1/A	--
Client	14/1/2025/1/A 12 Greenfield Lane London, W15 2PL	
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

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.

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 and Other Domestic Alterations states that '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 proposed rear extension would project approximately 3 metres. Two-storey rear extension to the rear of terraced houses should normally project a maximum of 2.5 metres,

however, given other neighbouring properties on the same row of terraced houses provides similar proposals with two-storey rear extensions exceeding 2.5 metres, the projection is considered acceptable on this occasion. Additionally, it is noted the proposal only exceeds the projection outlined in the House Extensions SPD by 0.5 metres. The proposal details a flat roof which is not preferred, however given the proposal is to the rear and is similar to other neighbouring extensions it is considered acceptable on this occasion. The proposed glazing and door to the rear elevation has been detailed in similar positions and is of similar fenestration to the existing rear elevation door and glazing, therefore, is considered acceptable. The use of matching materials is to the proposals benefit and allows the proposal to remain in keeping with the character of the dwelling and the surrounding area.

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 proposed rear extension would be erected to the north of adjoining 60 Greenfoot Lane. Given the proposal is to the north of this neighbour, loss of light is not likely to be to a detrimental level. Additionally, this neighbour has a single storey rear extension which has a similar projection to the proposal. Ground floor neighbouring windows would therefore not be impacted. It is acknowledged the proposal will have some impact on the first-floor rear window of this neighbour; however, the first-floor element of the proposal has been set in from the neighbouring party wall by approximately 1.2 metres, reducing the impact of the proposal. No side elevation windows are proposed to face southwards, preventing any opportunity for overlooking.

The proposal is separated from 62A Greenfoot Lane to north by the existing driveway. This neighbouring property is set back from the street frontage by approximately 9 metres, preventing the proposed extension from having any impact on residential amenity to the north.

The rear elevation of the proposal would be distanced approximately 15 metres from the side elevation of 2 Church View to the rear of the site. Significant boundary treatment is in place as well as two garages which assists in screening the proposal. Additionally, the distance of 15 metres is greater than the 12 metres outlined within the House Extension SPD for habitable rooms facing blank gable walls. Furthermore, the extension is in excess of 10m from the boundary shared with the neighbouring property which exceeds the SPD requirements.

The rear window servicing a proposed bathroom at first floor level shall be conditioned to be obscured glazing in order to protect the privacy of the applicant and neighbours.

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 considerable weight in favour of the application.

Highways

The proposal does not increase the number of bedrooms or reduce the amount of parking facility on site. As a result, the proposal does not have any adverse impact on highway safety.

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

It has been necessary to make contact with the applicant to request any amendments to the proposal, however, only to amend the title of the rear elevations to 'proposed' as opposed to 'existing'. The applicant also provided amendments to the proposal to switch the initial side door and rear window to be a side window and rear door.

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 Ground Floor Plan DwgNo: MP/2025/5A
Proposed First Floor Plan DwgNo: MP/2025/6
Proposed Rear Elevation DwgNo: MP/2025/8B
Proposed Side Elevation DwgNo: MP/2025/7A
Proposed Side Elevation DwgNo: MP/2025/9

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.

- 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.
- 4) The first floor rear 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 and of the occupiers of the dwelling to the east in accordance with Local Plan Policy GD1 General Development.

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. 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.