

Application Reference: 2026/0414

Site Address: 157 Redbrook Road, Gawber, Barnsley, S75 2RA

Proposal: Erection of a two storey rear extension and creation of an access onto a classified road.

Relevant Site Characteristics

The surrounding area is characterised by predominantly hipped roofed semi-detached properties constructed from red brickwork. Some rendered features are within the street scene. Redbrook Road is located directly to the south of the site and is at a higher level in the street scene and building line of the site and neighbouring properties. As such the street scene is characterised by driveways which are located at a higher level than the dwellings in order to provide access to the highway.

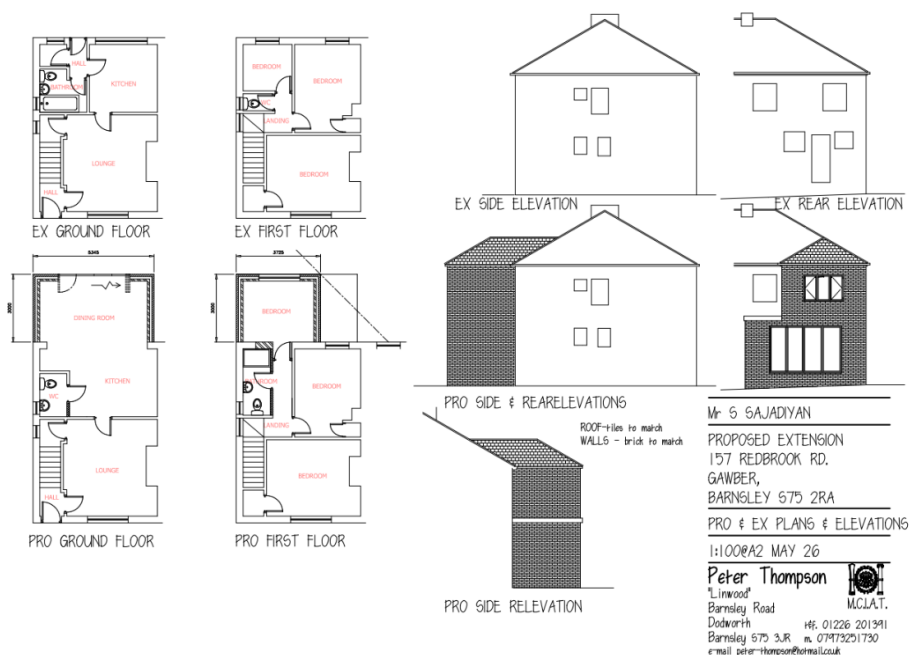
The property is a semi-detached property constructed from red brickwork and featuring a hipped roof form. A raised driveway is located to the front of the dwelling along with a small garden. A large garden is located to the rear of the dwelling.

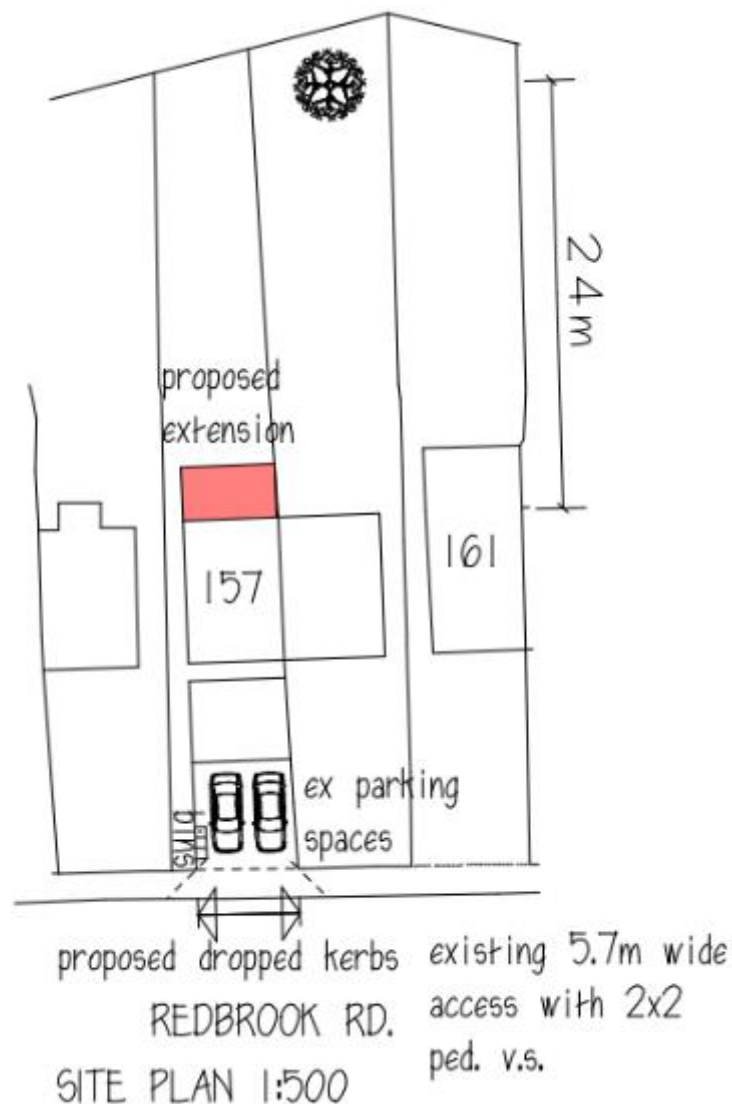
Detailed Description of Proposed Works

Permission is sought for a proposed two storey rear extension and creation of an access onto classified road, Redbrook Road. The rear extension would have an approximate rearward projection of 3 metres and have an approximate width at ground floor level of 5.3 metres and a width at first floor level of 3.7 metres. A flat roof is proposed at ground floor level at a roof height of approximately 3.1 metres. The two storey roof form is proposed to be hipped and with an approximate eaves' height of 5.3 and an approximate ridge height of 6.6 metres.

Glazing is proposed to the rear elevation at ground floor level in the form of bi-fold doors spanning approximately 3.2 metres and servicing a dining room. Glazing is proposed at first floor level to service a bedroom. Matching materials are detailed throughout.

The existing parking arrangement to the front of the dwelling is proposed to be formalised through the installation of dropped kerbs spanning approximately 5.7 metres.





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
- Parking

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Other Guidance

South Yorkshire Residential Design Guide

Publicity

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.

Consultations

Highways DC – No objection subject to conditions relating to surfacing and visibility.

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 proposed rear extension provides a modest rearward protection of approximately 3 metres and is less than the maximum 3.5 metres outlined within the house extension SPD. The use of a hipped roof form at second storey level is welcomed and is in keeping with the character of the dwelling and the street scene. The flat roofed element at single storey level is a small part of the overall proposal and would not be seen within the street scene and is therefore considered acceptable.

The proposed glazing is of a similar fenestration to the existing dwelling glazing and is not considered controversial. The use of matching materials is welcomed and allows the proposal to remain in keeping with the character of the dwelling and street scene.

The formalisation of the existing parking facility to the front of the dwelling would not be detrimental to the character of the street scene as other neighbouring properties provide a similar arrangement.

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

The proposed rear extension would be to the east of 155 Redbrook Road. Given the proposal would be set away from the boundary and proposes a modest rearward projection, the proposal would be unlikely to have an overbearing nature. The proposal would only have the opportunity to result in loss of light in the early hours of the day and would not be to a detrimental level. Significant boundary treatment also reduces the impact of the proposal.

The proposed rear extension would be to the west of the adjoined neighbouring property. The proposal has been set away from the adjoined property at first floor level by approximately 1.9 metres. As a result, the first floor of the rear extension would not intersect the 45 degree angle of the adjoined properties nearest habitable window. The two storey extension would therefore not result in any neighbouring loss of outlook, light or overdominance. The single storey element of the rear extension provides a modest roof height and could be erected under permitted development, despite its proximity to the adjoined boundary. Significant boundary treatment is in place to reduce the impact of the proposal.

The ground floor glazing would service a dining area and would not therefore pose any concerns regarding residential amenity. The proposed first floor bedroom window would predominantly face the rear garden space of the site, with views restricted to neighbouring properties due to the boundary treatment. The proposal would therefore not result in any detrimental levels of overlooking.

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 site provides two on-site parking spaces which facilitates the increase in bedrooms from two to three. It is viewed as being less detrimental to highway safety to have vehicles associated with this property reversing to/from a frontage parking area than it is to have the vehicles parked on-street. The formalisation of the existing parking including the installation of dropped kerbs is therefore an improvement.

The proposal is therefore 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 not been necessary to request amendments from the applicant.

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.