

Application Reference: 2026/0156

Site Address: 2 Branksome Avenue, Barnsley, S70 6HX

Proposal: Erection of first floor front extension; two-storey side extension and outbuilding along with car port and pergola. External alterations to existing property including insulated wall and roof cladding to exterior elevations and the installation of rooflights; solar panels; new windows and air source heat pump as well as associated landscaping.

Relevant Site Characteristics

The property is a detached dwelling located on Branksome Avenue leading from Dodworth Road. The street scene is characterised by detached dwellings and bungalows. Brickwork is exclusively used along with some cladding and stone features. Pitched and gable roof forms are commonplace along with single storey flat roofed features to the front and side of dwellings.

The site provides a detached dwelling constructed from brown and sand coloured brickwork along with some minor stone features. A pitched and gable roof form is used along with a flat roofed single storey front bay window and porch arrangement. A substantial driveway is located to the side of the dwelling. A small garden is located to the front of the dwelling and a large garden to the rear. Large trees are located to the rear of the site, screening the dwelling from Dodworth Road to the rear of the site. The site is a corner plot.

Planning History

Reference	Description	Decision
B/98/1086/BA	Erection of attached garage and first floor extension	Permission Granted

Detailed description of Proposed Works

The applicant is seeking permission to erect a first-floor front extension above the existing flat roofed porch and to the front of the gable part of the front elevation. The front extension would have an approximate forward projection of 0.8 metres and an approximate width of 3.2 metres. The roof would be integrated into the existing gable roof form and provide an approximate eaves height of 5.1 metres and an approximate ridge height of 6.9 metres. Elongated glazing is proposed to the front elevation to service what would be a lift space. Due to internal rearrangements, the existing front door would be removed to make way for the proposed elongated glazing. The existing window of the single storey front bay window would be removed and be replaced by an elevated, head height window.

A two-storey side extension is proposed to the east elevation of the dwelling. The side extension would have an approximate sideways projection of 1.4 metres and an approximate length of 6.3 metres. A pitched roof form is proposed with an approximate eaves' height of 5.1 metres and an approximate ridge height of 6.5 metres. Elongated glazing is proposed to the front elevation at first floor level to service a master bedroom. Glazing is proposed at ground floor level to service a utility room. Glazing is proposed to the upper of the first-floor side elevation to service the master bedroom. Glazing is proposed to the ground floor side elevation to service a kitchen.

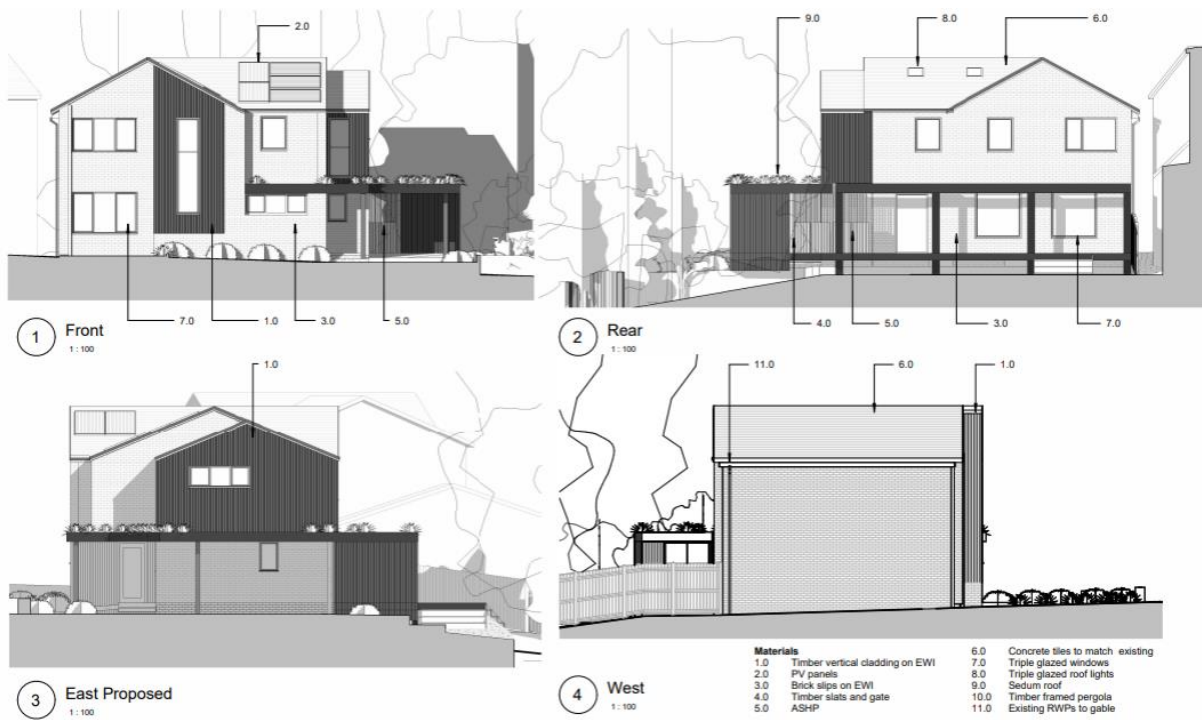
The existing front elevation of the dwelling and proposed side extension is detailed to be surrounded by a sedum roof at a height of approximately 2.5 metres and would project to the side of the proposed side extension by approximately 3.2 metres, forming a car port. A

timber framed pergola is proposed to the rear of the dwelling with an approximate rearward projection of 2.7 metres, an approximate width of 11.8 metres and an approximate height of 2.8 metres. The pergola would adjoin the sedum roof and adjoin a shed which has been detailed to the rear of the car port. The shed would be a flat roofed structure with an approximate height of 3 metres, an approximate width of 2 metres and have an approximate length of 2.9 metres.

Solar panels have been proposed to the south facing and east facing front roof planes. Two roof lights have been proposed to the rear roof plane to service the master bedroom and a landing area.

Timber vertical cladding has been proposed to the front extension at both ground floor and first floor level, the entirety of the first floor of the side extension and to the entirety of the shed. Timber slats are proposed to the rear of the carport. Matching brickwork and brick slips have been proposed elsewhere.





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Date	Rev	Description	Issued by
19.12.25	B	Amendments to feedback	SD
22.12.25	C	Materials added	SD
20.02.26	D	Issued for Planning	SD
19.02.26	E	Client/planer revisions, planning application	SD
06.03.26	F	West elevation added	JNBP

NOTES
The contractor is responsible for checking dimensions, materials and references. Verify any discrepancies with the architect before proceeding with the work.
Where an item is covered by drawings of different scales the larger scale drawing is to be worked to.
Construct to figured dimensions only.

Purpose of Issue Planning

Project 2 Branksome Avenue

Drawing Proposed Elevations

Drwg. no 25-144-013

Drawn JNBP

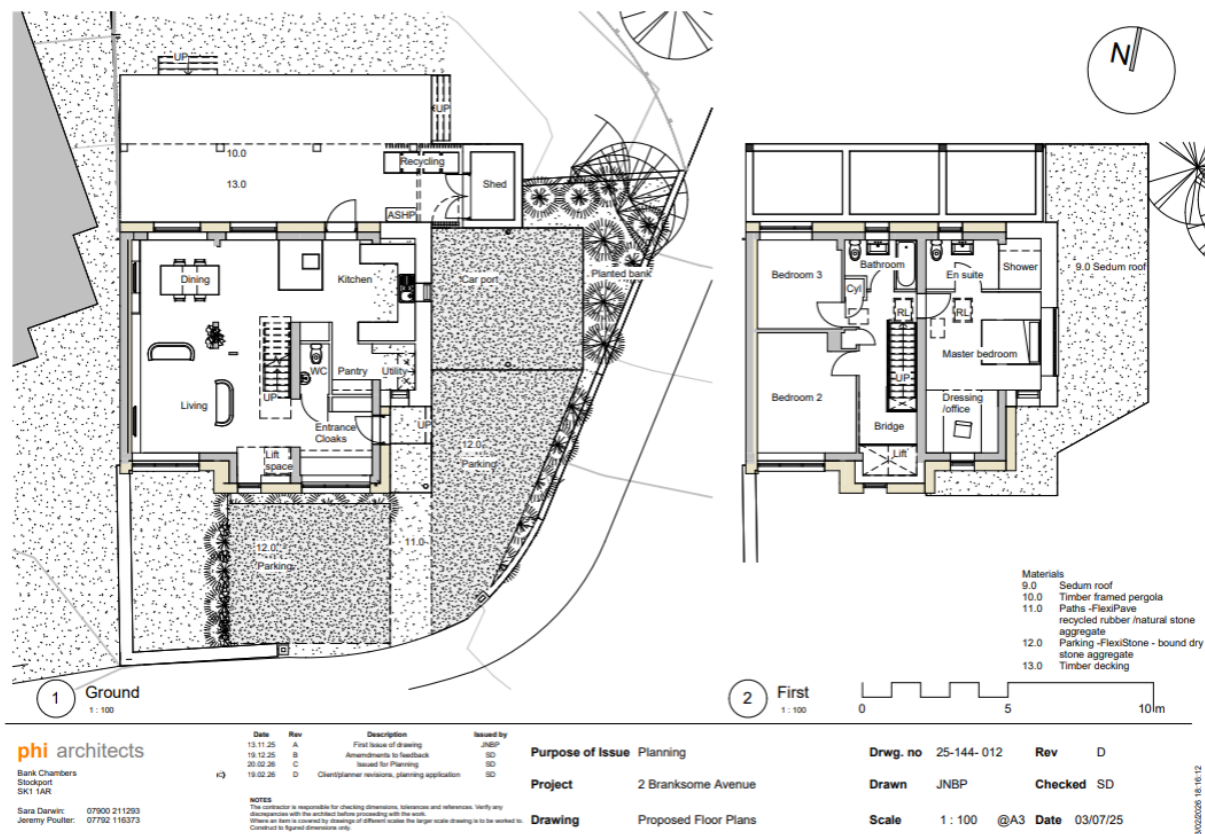
Scale 1:100 @A3

Rev F

Checked SD

Date 03/07/25

13/03/2025 13:30:27



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.

Consultees

Forestry Officer – No Objection subject to conditions

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.

Extensions at the front of individually-designed, detached houses, which are set back from the highway or set on staggered building lines, may, in certain circumstances, be acceptable. However, the extension must complement the original house and not adversely affect any adjacent property or the street scene.'

The proposed front extension would provide a similar design to the existing front elevation with the retention of a gable roof form, part removing the existing flat roof. Use of a gable roof form is therefore in keeping with the site and other dwellings on the street scene. The eaves and ridge height matches the existing dwelling and does not drastically alter the design of the dwelling, whilst creating a more modest scheme. The proposed 0.8 metre projection is considered modest and would not impact what is already a staggered build line. The proposed width ensures the first-floor element remains part of the gable elevation of the dwelling, preventing any unsightly bonds between the existing dwelling and the proposal.

The proposed elongated glazing is noted to be a bold and modern addition to the front elevation. The scale of the glazing does not exceed the height of the existing front elevation glazing and would replace the existing front door, retaining the impact of the existing door and window the extension would replace. The proposed removal of the glazing at ground floor level and replacement with an elevated window does not detrimentally detract from the visual amenity of the front elevation and breaks up what could have been an unsightly blank elevation.

The Supplementary Planning Document for House Extensions states 'All two-storey side extensions should have a pitched roof following the form of the existing roof. To prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling. A setback from the front elevation allows for a vertical break in the roof plane and a lowering of the ridge line.

The sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling. Where located on a corner plot the sideways projection should not exceed more than half the width of the gap between the side elevation of the original dwellings and the side boundary (unless the gap exceeded more than two thirds the width of the original dwelling).'

The side extension provides an insignificant sideward projection, substantially less than two thirds the width of the existing dwelling and therefore acceptable against the House Extensions SPD. The extension has been detailed to be set back from the front elevation of the dwelling by approximately 2.2 metres, and the ridge is set down by approximately 0.4 metres. This allows the proposal to remain subordinate to the existing dwelling, reducing the impact on the street scene. Although the side extension has not been set in on the rear elevation, given the use of contrasting materials and the screening of the dwelling by the substantial trees to the rear, the omission of a rear set in is considered acceptable.

The proposed sedum roof and car port would project to the side of the proposed extension by approximately 3.1 metres. Along with the proposed extension a projection of approximately 4.5 metres is provided. The existing dwelling provides an approximate distance to the east boundary of approximately 7.5 metres. The total sideward projection of approximately 4.5 metres is acknowledged to exceed what would usually be acceptable by approximately 0.75 metres.

However, unlike an extension the carport would be open sided allowing light and views through it, and, despite its prominent elevated corner plot position, would not be overly dominant or prominent in this case. The 0.75m sideways projection over what is normally permitted is considered acceptable on this occasion. The use of a flat roof in a prominent location would not normally be preferred, however given flat roofs are commonplace on side and front elevations in the street scene, the use of a flat roof is considered acceptable and would not detract from the character of the street scene. Furthermore, the sedum roof would add to the design of the extension and aid it to blend with its mature tree backdrop.

The proposed timber framed pergola could mostly be erected under permitted development. The pergola would be screened from view by the trees to the rear of the site and the car port and proposed shed to the east of the site. The proposed shed would form part of the rear of the car port and pergola, provides a matching flat roof and is of a modest size.

The proposed solar panels could be installed under permitted development and align with the modern environmentally friendly character of the proposal.

The proposed 'Timber Vertical Cladding' is acknowledged to be a bold contemporary addition to the design, however, given other dwellings on the street scene utilize wooden cladding, albeit horizontal and more traditional, the cladding is considered acceptable and would sit relatively comfortably with the character of the street scene. The cladding is also acknowledged to be located on the new extension elements of the proposal, which allows the proposals to contrast against the existing dwelling and prevents any poor material bonding.

It is therefore considered that the proposed development 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

Although at first floor level the proposed front extension provides a modest forward projection which would not project further than the existing single storey porch. Given the property is detached and set forward of the neighbouring property to the west of the site, the proposed front extension would not be impactful on this neighbour. The proposal is acknowledged to project closer to neighbours to the south, however the proposal does not provide any glazing to habitable rooms which would impact the residential amenity of neighbours to the south. The proposal would also not be detrimentally more dominant than the existing front elevation of the dwelling.

The site is significantly distanced to the nearest dwelling by approximately 20 metres. The proposed side extension provides a modest sideways projection, retaining a substantial distance between the proposed extension and the property to the east. The proposed glazing would service a bedroom, however, has been positioned at a heightened location which would allow light into the roof but not be predominantly used for providing views to the east and therefore would not be impactful on neighbouring residential amenity. It is also noted the dwelling to the east provides significant boundary treatment and no competing, habitable rooms. The proposed sedum roof, car port and shed are single storey structures and given the distance to the nearest dwelling, would not be overly dominant or provide any loss of light.

The proposed rear pergola could be erected under permitted development, is screened by substantial boundary treatment and would be at a lower level than the extension being erected by the neighbouring property to the west.

No neighbouring objections have been raised against the proposal.

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 would retain the existing parking allowing for at least two parking spaces. The proposal in fact decreases the number of bedrooms from 4 to 3.

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 considerable weight in favour of the application.

Tree

The trees to the rear of the site are not protected by a Tree Preservation Order. The impacts of the proposal on the trees to the rear are considered by the Forestry Officer to be minimal subject to the Arboricultural Method Statement being adhered to. As such the Arboricultural Method Statement within the Arboricultural Impact Assessment will be conditioned as part of the approval to ensure the trees to the rear are protected as part of the construction of the proposal.

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

No additional documents were requested during the application process.

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 approved plans

Proposed Floor Plans 25 – 144 - 012 Rev: D
Proposed Elevations 25 – 144 - 013 Rev: F
Views 25 – 144 - 014 Rev: C
Proposed Roof Plans 25 – 144 - 015 Rev: A
Out building – garden shed 25 – 144 - 012 Rev: A
Proposed Roof Plan Layout 111 Rev: A
Location Plan 25 – 144 – 001

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 3) The Arboricultural Method Statement within the Arboricultural Impact Assessment shall be implemented and adhered to during the entirety of the construction of the development.
Reason: To ensure the continued wellbeing of the trees to the rear of the site in the interests of the visual amenity of the locality.

Informatives

- 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.