

Application Reference: 2026/0547

Site Address: 69 Cypress Road, Kendray, Barnsley, S70 3LX

Proposal: Erection of single storey rear extension with a rearward projection of 4.3 m and front porch with access ramp.

Relevant Site Characteristics

The property is a semi-detached dwelling within the Kendray area. The street scene is characterised by semi-detached dwellings constructed from brickwork and with pitched roofs.

The site provides a large rear garden and a modestly sized front driveway. Greenspace is located to the rear of the site. The dwelling is constructed from brickwork and features a pitched roof form.

Detailed description of Proposed Works

The proposed front extension would have a forward projection of approximately 2.3 metres and have a width of approximately 2.4 metres. A lean-to roof form is proposed with an approximate eaves' height of 2.2 metres and an approximate roof height of 3.1 metres. A window is proposed to the front elevation and a door to the side elevation facing southwards.

The proposed rear extension would have an approximate rearward projection of 4.3 metres and have an approximate width of 6.9 metres. A lean-to roof form is proposed with an approximate eaves' height of 2.25 metres and an approximate roof height of 3.2 metres. Glazing is proposed to the rear elevation in the form of sliding doors and a window servicing a bedroom and a rear window and a rooflight servicing a W.C.

The proposals are detailed to be constructed from matching brickwork.





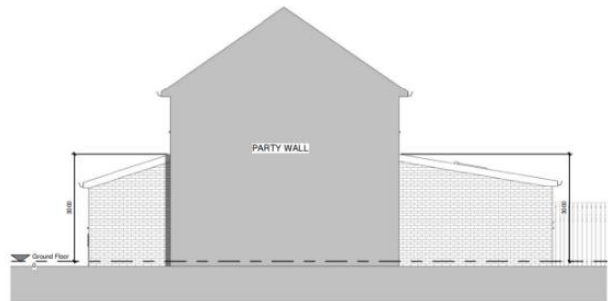
Proposed Front Elevation
1 : 50



Proposed Rear Elevation
1 : 50



Proposed Left Elevation
1 : 50



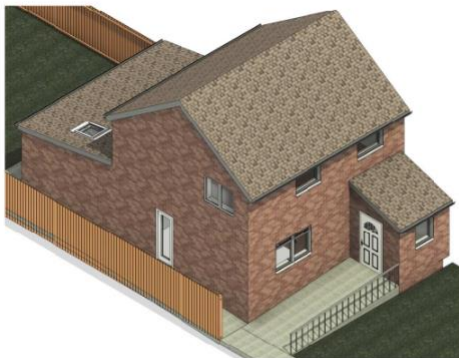
Proposed Right Elevation
1 : 50



Existing 3D 01



Existing 3D 02



Proposed 3D 01



Proposed 3D 02

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Rev	Description	Date

PROJECT: 69 Cypress Rd,
Kendray, Barnsley S70
3LX, UK

TITLE: Planning Drawings

CLIENT:

DRAWN BY ASAD	CHECKED BY ASAD	DATE 13/05/26
SCALE (if A1)	PROJECT NUMBER 907	REV
PROPOSED NUMBER PLD004		

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 August 2026, the UK Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF 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. The revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

The revised NPPF establishes national decision-making policies (NDMP). Central to the NPPF is a presumption in favour of sustainable development (NDMP S3) and plans and decisions should apply this NDMP. There are three overarching objectives to sustainable development: an economic, social and environmental objective which are mutually dependent.

The following NPPF sections and NDMPs are relevant in this case:

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.

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.

One representation has been made requesting the following non-material planning considerations. A gap remains between the extension and the neighbouring conservatory to allow for conservatory maintenance and allowing the neighbouring driveway to be kept clear from obstructions.

Whilst all comments are noted, only material planning considerations can be taken into account in the determination of a planning application.

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.

Porches which fulfil their traditional function of providing shelter for the front door are normally acceptable as long as they respect the design and external finishes of the original dwelling.'

The proposed front extension provides a modest forward projection of 2.3 metres. The site provides a modest front garden resulting in the dwelling being significantly set back from the highway and reducing the impact of the proposed porch on the street scene. A lean-to roof form is proposed which is in keeping with site and the street scene. The proposed location of the front elevation window is welcomed as it assists in replicating the existing location of the front door.

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.'

The proposed rear extension would exceed the 4-metre rearward projection guideline outlined within the House Extensions SPD. Given the extension would only exceed the guidelines by 0.3 metres and is located within a large rear garden, the projection of the proposal would be considered acceptable on this occasion. An in keeping lean to roof form has been proposed with a modest eaves and roof height has been proposed at 2.25 metres and 3 metres respectively. The proposed glazing is not considered controversial and is of a similar scale to the existing glazing on the property.

The use of matching materials throughout is welcomed and allows the proposal to remain in keeping with the character of the dwelling and street scene.

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 extension would be to the south of the adjoining neighbour and would provide a significant rearward projection. However, the proposal would not project further to the rear than the neighbours existing rear conservatory and would therefore have a reduced impact. Given the extension would not project further to the rear of the northern conservatory, any loss of light or outlook would be considered limited. The extension would be to the north of 71 Cypress Road and would be distanced to the neighbouring dwelling by approximately 3 metres and screened by significant boundary treatment. The proposal would therefore not result in any loss of light or have an overbearing impact.

The extension would provide a modest eaves and roof height which would not allow for an overly dominant structure. The proposed rear glazing would be at ground floor level and in addition to the boundary treatment would not result in any opportunity for overlooking.

The proposed rear elevation windows to service a Wet Room shall be conditioned to be obscured glazing in order to protect the privacy of the applicant and neighbours.

The extension has been proposed within the boundary of the site and there is no requirement to retain enough space between the proposed extension and existing neighbouring conservatory for maintenance purposes. Neighbouring access obstructions would not be a planning consideration and cannot therefore be considered as part of the decision making process for this application.

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 proposal would increase the number of bedrooms on site. The site would not result in the loss of any existing parking facility and already facilitates parking for at least two cars.

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 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.