

Application Reference: 2026/0639

Site Address: 57 Mitchelson Avenue, Dodworth, Barnsley, S75 3JN

Introduction:

This application seeks full planning permission for a front single storey extension and rear attic dormer.

Relevant Site Characteristics:

The host dwelling is a terraced property which has a tiled gable roof and black UPVC windows and doors. The ground floor is red brick and the first floor is rendered. To the front is a paved area which is being used as a driveway. The surrounding properties are similar in terms of their general design and appearance. The neighbouring property has an existing front single storey extension of a similar style and proportion to the proposal.

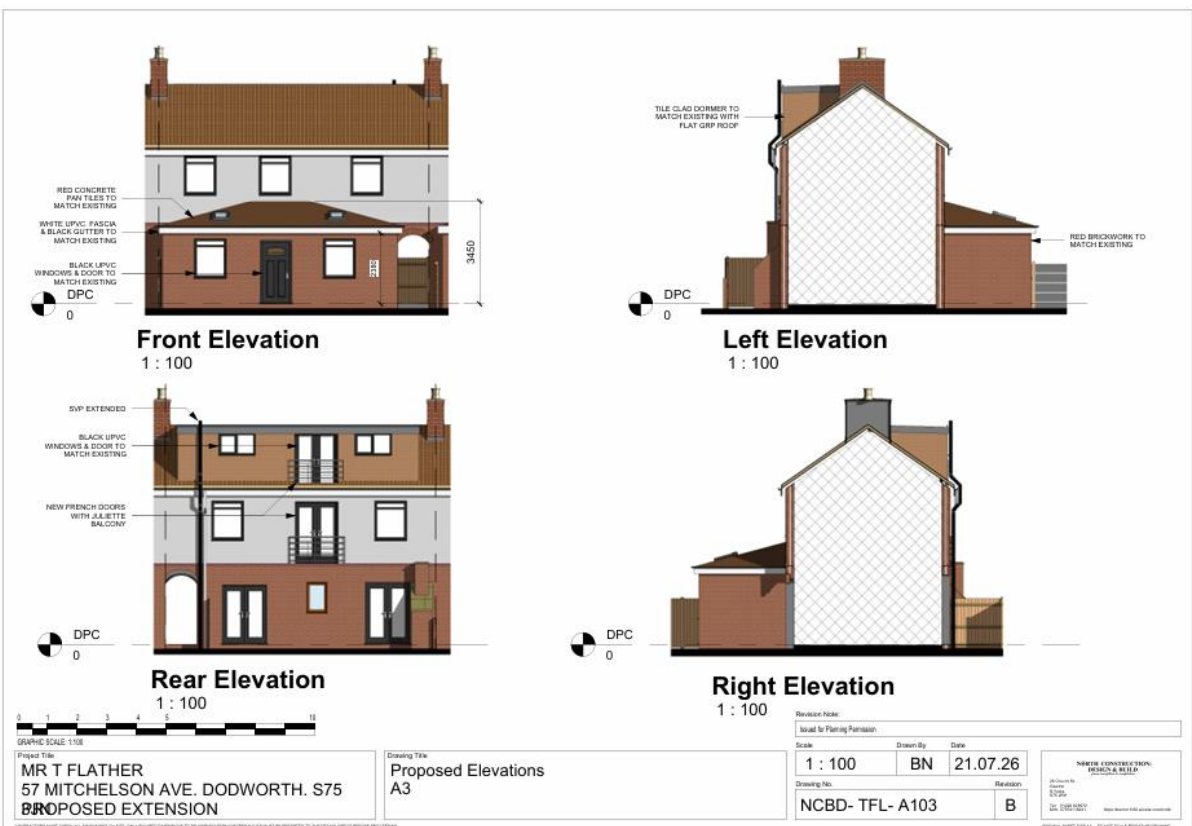
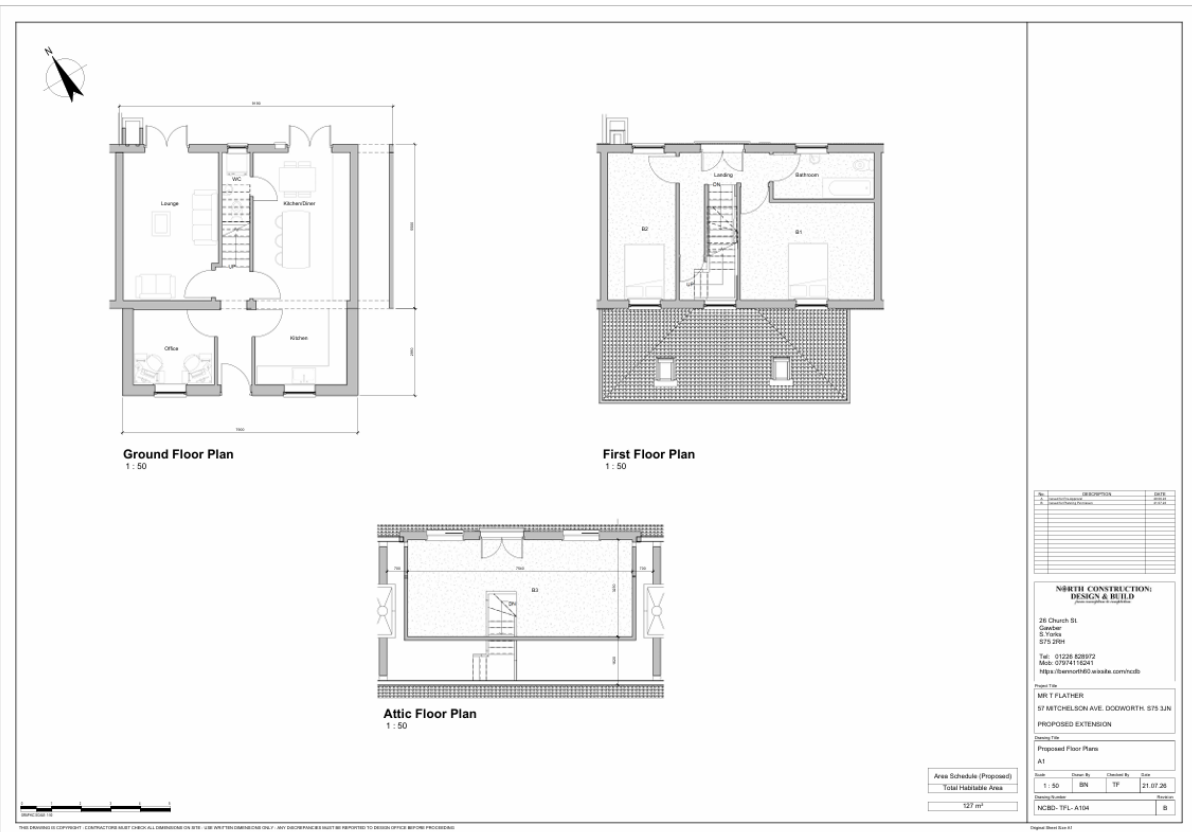
Site History:

Application Reference	Description	Status (Approved/Refused)
B/80/1223/DO	Installation of 6" bowed Georgian window	Approved

Detailed Description of Proposed Works:

The application proposes to erect a single storey extension at the front of the property to create a ground floor office and extend the kitchen. The application also proposes to install a flat roofed dormer on the rear roof to create a third bedroom on the second floor of the property.

Proposed Floor Plans & Elevations



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 in the main body of the framework. 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.

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 of Development:

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

The House Extensions and Other Domestic Alterations SPD states that due to their prominence in the street scene, front extensions should be of a high standard of design and should complement the character of the street scene. It goes on to state that single storey

front extensions may be allowed if they are modest and in keeping with the style of the existing house.

The proposed extension would have a tiled hipped roof, which matches the roof style of the front single storey extension on the neighbouring property. The extension would be approximately 7.9 metres wide, extending across the majority of the front elevation of the dwelling. The front elevation of the proposed extension would extend approximately 2.9 metres towards the front of the property and would be approximately in line with the existing extension at the front of the neighbouring property. Although the dimensions of the extension may not usually be considered modest, within the context of the existing street scene and extension on the neighbouring property, an extension of these dimensions would have a minimal negative visual impact on the overall street scene.

The materials and finishes used for the extension would match those of the existing property. Overall, the proposal meets the requirements set out in the House Extensions and Other Domestic Alterations SPD and, given the similarity of the proposal to the extension on the neighbouring property, would have a minor impact on the street scene in terms of its visual appearance and impact on character.

The proposed dormer features a flat roof, which the House Extensions and Other Domestic Alterations SPD recognises as an inferior form of construction. However, the construction of the dormer would utilise similar materials to the host dwelling and is located at the rear of the property, reducing the negative visual impact on the character of the dwelling and street scene. Generally, the installation of the dormer could be completed without planning permission. Therefore, the proposed dormer is deemed acceptable.

Overall, the proposal is in accordance with the SPD and policies GD1 and D1 of the Local Plan. This carries moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

The proposed includes two windows on the front elevation of the single-storey front extension. These would face the street and have an approximate distance of 30 metres to the side gable wall of the dwelling on the opposite side of the road. Therefore, the introduction of these windows is unlikely to result in harmful overlooking or loss of privacy for neighbouring occupiers and is considered acceptable in terms of residential amenity.

To assess the risk of overshadowing, a 45° test has been conducted from the nearest ground floor window of the neighbouring property to the west. The proposed extension encroaches over the 45° line. However, the encroachment is minimal and the proposed roof ridge height is not much higher than the existing fence. The neighbouring property to the east has an existing front extension which is approximately aligned with the front elevation of the proposed extension. Therefore, the proposed extension is unlikely to result in overshadowing of the neighbouring properties.

The installation of the dormer would include the installation of windows and a Juliette balcony on the second floor. The windows would be in line with the existing rear elevation and therefore, there is no increased potential for direct overlooking. Generally, the installation of the dormer could be completed without planning permission.

Overall, the development is not considered to result in considerable harm to neighbour amenity and is in accordance with Policies GD1 and D1 of the Local Plan, which carry moderate weight in support of the proposal.

Highways

The proposed installation of the dormer roof would create a third bedroom in the property. The Parking SPD states that for a dwellinghouse, 2 parking spaces are recommended for a dwelling with 3 or more bedrooms. The proposal reduces the surface area of the space at the front of the property which is currently being used for parking. The South Yorkshire Residential Design Guide 2011 states that standard parking spaces must be 5 metres by 2.5 metres. The dimensions of the remaining area to the front of the property would be approximately 9.1 metres in width and 5.1 metres in length. Therefore, there is sufficient room to provide the recommended parking provision according to the technical requirements of the South Yorkshire Residential Design Guide 2011. The neighbouring property to the east has a similar front single storey extension and parking arrangement at the front of the property.

The property is not located on a classified road and therefore turning space is not required.

Highways Development Control have raised no objection to the proposal. As such, the proposal is acceptable in terms of highways safety, retains sufficient parking provision, and is in accordance with policy T4 of the Local Plan. This carries modest weight in favour 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

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

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

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.