

Application Reference: 2026/0142

Site Address: 6 Castle View, Green Moor Road, Green Moor, S35 7DQ

Proposal: Erection of a single storey side and rear wrap around extension following the removal of the existing side conservatory and rear outbuilding as well as the erection of a porch at the front.

Relevant Site Characteristics:

The host dwelling is an end-terrace property with a hipped roof. A conservatory is positioned on the side elevation, with a detached outbuilding located beyond it. The dwelling benefits from a front garden area and a tandem driveway along the side. The frontage is enclosed by a natural stone boundary wall with hedging and shrub planting behind. The property is finished in an off-white render and features white UPVC windows. While the terraces within the row share a broadly similar design, each property incorporates minor design variations that provide individual character.

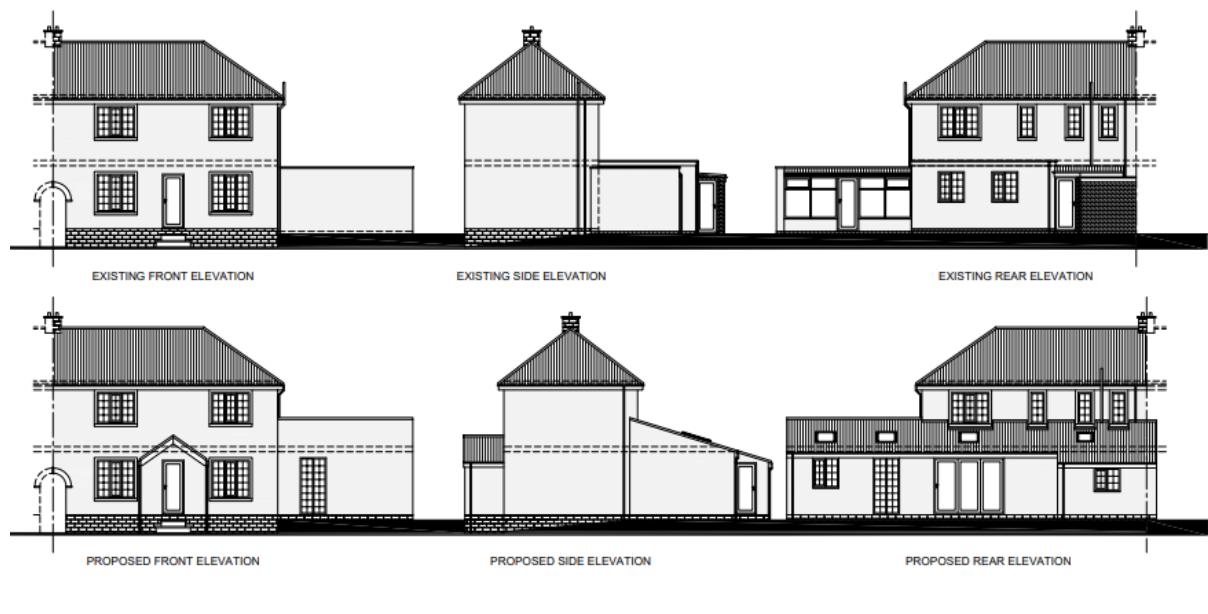
Site History

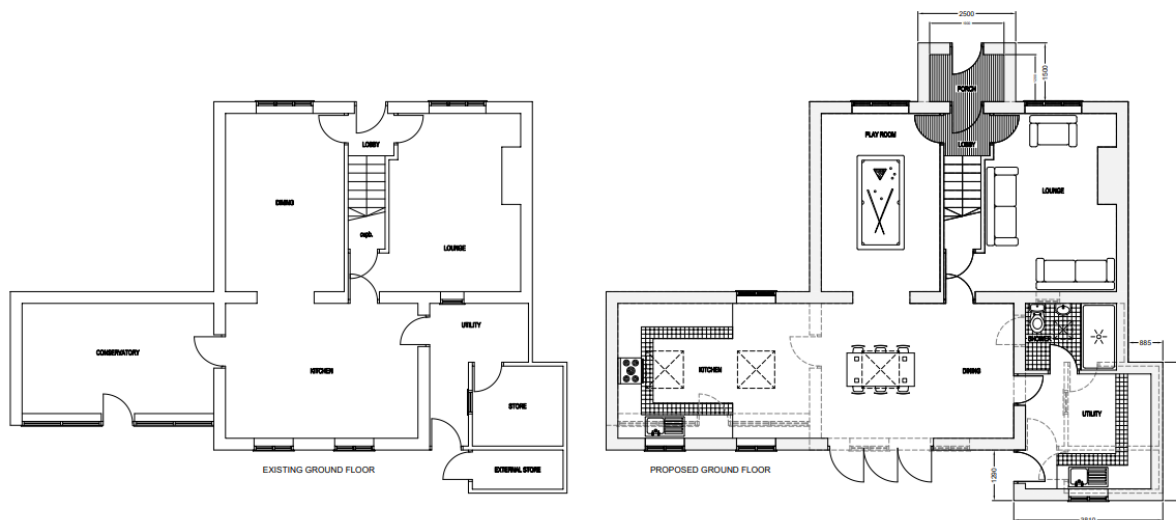
Application	Description	Status
2021/0569	Demolition of existing conservatory and outbuilding and construction of new side and rear extension, single storey front porch and detached outbuilding	Approved 01/06/2021

Detailed description of Proposed Works

The application proposes to remove the existing conservatory and outbuilding and replace these with a larger wrap around extension to the side and rear to incorporate an enlarged kitchen/diner, utility room and ground floor shower room. The proposal also includes the erection of a porch to the front elevation.

Existing and 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

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.

Tree Officer – No concerns.

Parish Council – No comments to make.

Representations

One representation has been received from a neighbouring property requesting that tree protection is taken into consideration.

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. 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.

Impact on Neighbouring Amenity

The House Extension and Other Domestic Alterations SPD states that 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.

In this case, the existing single-storey rear extension already projects slightly beyond 3.5 metres. It has a flat roof with an overall height of approximately 2.7 metres. The proposal would retain the same footprint and would therefore not increase the projection; however, it introduces a sloped roof with rooflights. As a result, the maximum height would increase modestly to 3.7 metres at the highest point, tapering down to 2.15 metres at the eaves.

Given that the adjoining neighbour benefits from a rear extension of a comparable scale, it is considered that the modest increase in height would not result in material harm to their residential amenity in terms of overshadowing or loss of light, particularly as the proposed roof form slopes away from the shared boundary.

The proposed front porch has no side windows and is sufficient from neighbouring properties not to impact on their amenities.

Overall, the proposal is not considered to cause harm to neighbour amenity and would therefore accord with the SPD and Policy GD1 of the Local Plan. Moderate weight is afforded to this.

Scale, Design and Impact on the Character

As set out above, the proposal marginally exceeds the guidance within the SPD; however, the additional development is predominantly accommodated to the rear of the property. As such, it would result in limited impact on the character and appearance of the host dwelling or the wider area.

The proposal includes a modest increase in the height of the side extension, which would be visible from the front of the property. Nevertheless, this increase is minor and would be largely screened by the existing hedgerow, thereby significantly reducing its visual prominence.

The proposed front porch is subservient to the main dwelling and has been designed to harmonise with the host dwelling.

The proposed external materials would match those of the host dwelling, ensuring that the overall character and appearance of the property are preserved.

In summary, the development is considered acceptable in terms of its scale and design. It would not result in harm to visual amenity or the character of the area and is therefore in accordance with Policies D1 and GD1 of the Local Plan. This carries moderate weight in favour of the proposal.

Trees

One neighbouring representation has been received concerning the protection of a tree located to the front of the property. This tree lies within the boundary of the adjacent property and is separated from the application site by an existing wall. Additionally, there is already hardstanding and a driveway present within the tree's root protection area, and the proposed extensions would be located well away from this tree.

The Council's Tree Officer has confirmed that no specific tree protection measures are required in this instance, given the existing wall and the separation from the proposed works.

Accordingly, the proposal is not considered to result in harm to trees.

Highways

The proposal will not impact the existing parking provision or create a need for additional parking. As such the proposal is acceptable in terms of highways safety.

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

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.