

Application Reference: 2026/0621

Site Address: 26 Church Street, Gawber, Barnsley, S75 2RH

Proposal: Proposed rear two storey and single storey flat roofed extension and raised decking and pergola to dwellinghouse.

Relevant Site Characteristics

The property is a detached dwelling within the Gawber area. The surrounding area is characterised by various house types including detached, semi-detached and terraced. Pitched and gable roof forms are predominantly used along with some single-storey flat roofed garages. Various materials are used in the area including stone, brickwork and render.

The site has a small parking area to the front of the dwelling, and a large garden located to the rear of the dwelling. A driveway is located to the east of the dwelling, providing access to the rear. The rear garden space is home to a large, detached outbuilding. The property is constructed from white render and features a tiled, pitched roof.

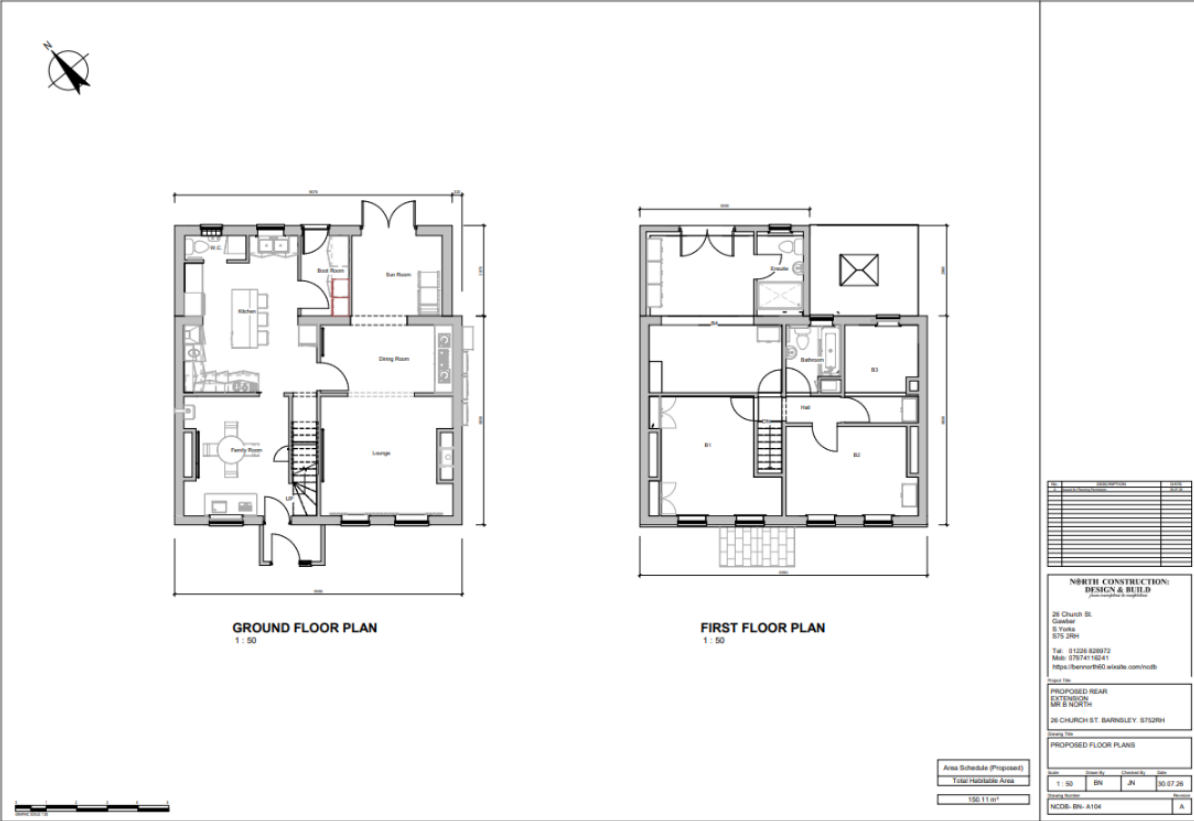
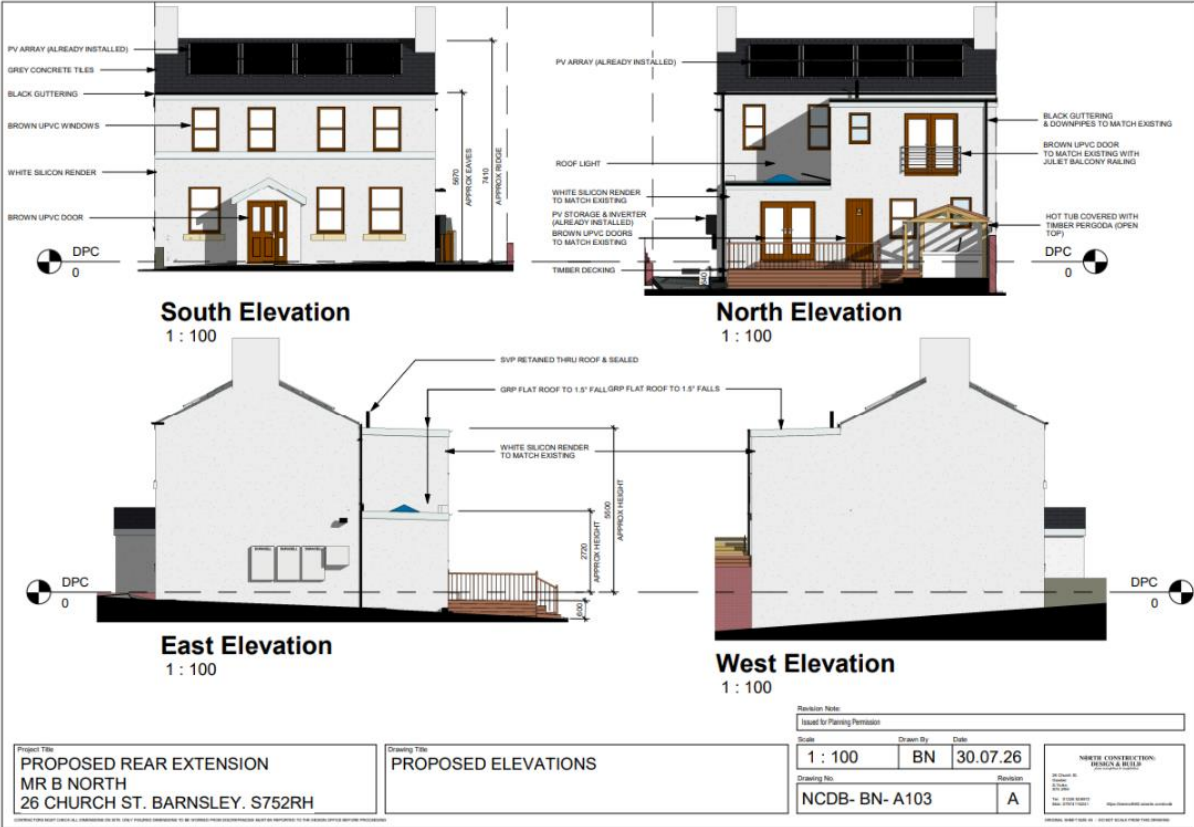
Detailed Description of Proposed Works

The applicant is seeking permission to erect a two storey and single storey rear flat roofed extension. A raised decking area is proposed to the rear along with a pergola.

The two-storey rear extension would have a flat roof with an approximate roof height of 5.9 metres. The single storey rear extension would have a flat roof with an approximate roof height of 3.2 metres. The two-storey element would have an approximate width of 5.4 metres and the single storey element an approximate width of 3.4 metres. The rear extension would have an approximate rearward projection of 3 metres.

Glazing is proposed to the rear elevation at ground floor level in the form of patio doors to service a sunroom and windows to serve a W/C and a kitchen. Glazing is proposed at first floor level to service an en-suite and a Juliet balcony to service a bedroom. A door is proposed at ground floor level to provide access to a boot room. A roof lantern is proposed to the single storey extension. The extension would be constructed from matching render.

A decking area is proposed to the rear of the proposed extension, projecting approximately 2.9 metres and with an approximate width of 6.3 metres. The decking would be at an approximate height of 0.6 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.

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

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. Extensions to the rear of detached houses will be considered on their design merits and where no adjacent properties are affected.'

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 projection at approximately 3 metres and does not exceed the guidance within the House Extensions SPD. The use of a flat roof on the two-storey rear extension is not preferred and can be partially seen to the west, however given the extension is to the rear of the dwelling and predominantly hidden from the street, it would not be considered to detrimentally detract from the character of the street scene.

The proposed pergoda would be to the rear of the proposed extension, however, would be single storey and a framed structure providing incomplete elevations. The pergoda would therefore have little impact on the character of the dwelling and be to the rear, resulting in no impact on the street scene.

The proposed glazing is not considered controversial and provides a similar fenestration to the existing rear elevation of the dwelling. The use of matching render allows the proposal to remain in keeping with the character of the dwelling.

The Supplementary Planning Document for House Extensions states 'Decking and raised platforms are commonly used where the rear garden is below the floor area of the dwelling in order to allow improved access to the rear garden and to provide a convenient outdoor amenity area on the same level as the dwelling.

In addition, decking and raised platforms should not have a significantly detrimental impact on visual amenity and for this reason decking will not be allowed where it is prominently located and can be easily viewed from public vantage points'

The proposed decking is designed similar to be to the existing decking at the property and includes stairs, allowing for access to the rear garden space. Overall, the decking area is considered modest and is in keeping with the existing character of the site and is located to the rear, resulting in no impact on the 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 significant weight in favour of the application.

Impact on Neighbouring Amenity

The proposed extension would be erected to the east of 30 Church Street. The extension provides a modest rearward projection which due to the staggering of the two properties, would not project to the rear of the neighbouring property and would therefore not result in any loss of light, outlook or overdominance. The use of a flat roof assists in reducing the impact of the proposal on neighbouring amenity to the west. The proposed pergoda would be single storey and substantially screened from view, resulting in little to no impact on the residential amenity of neighbours.

No glazing is proposed to the side elevations of the proposal, preventing any opportunity for direct overlooking. Glazing is proposed to the rear elevation at first floor level which would service a bedroom, however given the distance of the proposed rear elevation to the

neighbouring rear garden, the glazing would not result in detrimental increased levels of overlooking.

The proposed rear elevation ground floor window to service a W.C and the proposed rear elevation first floor window to service an en-suite shall both be conditioned to be obscured glazing in order to protect the privacy of both the applicant and neighbours to the rear of the site.

The Supplementary Planning Document for House Extensions states '*Decking and raised platforms are also used in other circumstances but can often give rise to increased overlooking of neighbouring dwellings and particularly their gardens. In view of this, decking and raised platforms will only be allowed where the privacy of neighbouring residents is not detrimentally affected by significantly increased overlooking (e.g. where the decking is located away from the boundary and where there is sufficient permanent screening, such as a high boundary wall or an outbuilding in an adjacent garden).*'

The proposed raised decking area would not have the potential to increase overlooking given the raised platform would be at a modest height of only 0.6 metres and is substantially screened by boundary treatment.

No objections have been received from neighbouring residents regarding the impact upon amenity. 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 not increase the number of bedrooms on site or reduce the on-site parking facility. The site retains a driveway to the east of the dwelling, providing sufficient parking for at least two cars and ensuring adequate parking facility is retained.

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

Amendments were requested to alter the proposed flat roof to a pitched roof, however given solar panels are already installed on the existing roof, the use of a pitched roof would impact the environmental sustainability of the dwelling. The use of a flat roof was therefore considered acceptable on this occasion.

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 amended plans

Location Plan Received 30th July 2026
Proposed Elevations NCDB- BN- A103 Rev: A
Proposed Floor Plans NCDB- BN- A104 Rev: A
Site Plan NCDB- BN- A105 Rev: A
3D Views NCDB- BN- A106 Rev: A

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 external materials shall match those used in the existing building.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.
4. The ground floor rear elevation window servicing a W.C and the first-floor rear elevation window servicing an en-suite shall be of obscured glazing with an obscurity rating of no less than 4 in the Pilkington Glass Range (or an equivalent obscurity rating). The glazing shall be retained as such thereafter.
Reason: In order to safeguard amenities of the applicant and of the occupiers of dwelling to the rear in accordance with Local Plan Policy GD1 General Development.

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.