

Application Reference: 2025/0700

Site Address: 57 Westwood New Road, Tankersley, Barnsley, S75 3DA

Introduction: Erection of single storey rear extension to dwelling

Relevant Site Characteristics

The application relates to a detached dwelling within the Tankersley area. The site provides a substantial rear garden and a modest front garden and driveway. The property is characterised by various pitched roof sizes and scales. Substantial boundary treatment is in place with high hedges. Directly to the east of the site is greenspace. To the west and south are residential properties separated to the west by private garages and an alley.

The surrounding area is characterised by varying terraced, semi-detached and detached dwellings making use of various materials including brickwork, render and stone

Relevant Planning History

Reference	Description	Decision
B/01/0581/WO	Erection of a detached dwellinghouse	Permission Granted
B/04/1131/WO	Use of land to form extension to domestic curtilage.	Permission Granted

Detailed description of Proposed Works

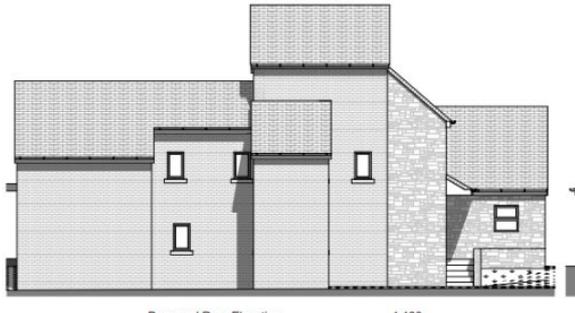
The applicant is seeking permission to erect a single storey flat roofed extension to the rear of the dwelling along with a substantial roof overhang. The proposal would have a rearward projection of approximately 7.7 metres along with an additional roof overhand of 1.5 metres. The proposal would have an approximate width of 6.6 metres with an additional roof overhand of 1.5 metres. A flat roof is proposed with a total height of approximately 2.6 metres. The proposal would provide complete glazing to all wall elevations.



Proposed Front Elevation 1:100



Proposed Side Elevation 1:100



Proposed Rear Elevation 1:100



Proposed Side Elevation 1:100

Notes

Contractor to check and clarify all levels, dimensions, drainage construction & specification prior to any works on site and to bring to the clients attention any variations or deviations for written confirmation before being carried out on site.

Drawings are prepared for the purposes of obtaining Town & Country Planning Permission and Building Regulation Approval only. Any work carried out before building regulations approval has been granted will be strictly at clients own risk.

All materials shall be fixed, applied or mixed in accordance with all of the manufacturers instructions, recommendations & specifications. All materials shall be fit for the purposes that they are to be used for.

The contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authority Building Supervisor, whether or not indicated on the drawing or in the specification.

Any building works within 6m of a neighbouring home's foundations may require you to notify the owner of that property of your intentions at least one month before you start work. Work to an existing party wall requires you to give at least two months notice of your intentions. If consent to carry out work cannot be reached procedures dealing with an dispute should be followed (the party wall act 1996). Explanatory booklets can be obtained free of charge from the D.O.E. publications despatch centre, Bushmead Road, London SE29 8TT Tel 0181 691 9191.

Unless stated otherwise, the designs shown are subject to detailed site survey, investigations, and legal definition, the CDM Regulations, and the comments and/or approval of the various relevant Local Authority Officers, Statutory Undertakers, Fire Officers, Engineers and the like. They are copyright, project specific and confidential and no part is to be used or copied in any way without the express prior consent of Architect.

NB This drawing includes information provided by independent surveyors and / or consultants, to whom all queries shall be made.

The client is responsible for providing the architect with correct site boundary/ownership definitions, any covenants or easements relating to the site. The Architect will assume site boundaries as clearly defined, unless otherwise informed by client.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES ON THE DRAWING PRIOR TO CONSTRUCTION. ALL DIMENSIONS TO BE CHECKED ON SITE. IF IN DOUBT ASK.

NCA residential architecture
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PLANNING

client: **MR PARKIN**

project: **57 WESTWOOD NEW ROAD, TANKERSLEY**

title: **PROPOSED ELEVATIONS**

scale:	date:	
1:100	JULY '25	
project no:	number:	rev:
250704	06	-

Notes

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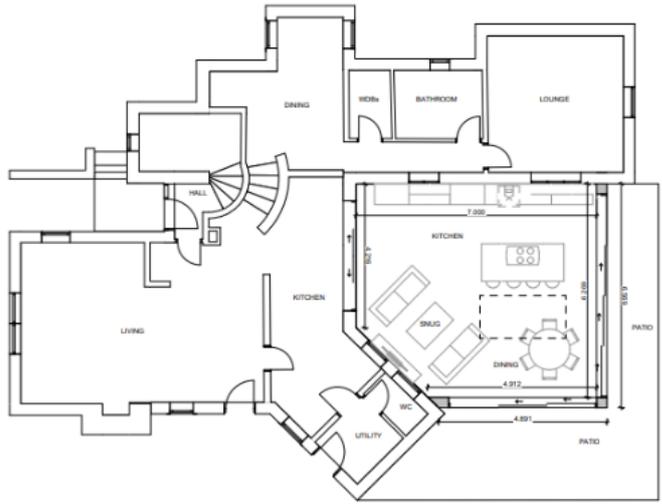
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PLANNING

client: **MR PARKIN**

project: **57 WESTWOOD NEW ROAD, TANKERSLEY**

title: **PROPOSED FLOOR PLANS**

scale:	date:	
1:100	JULY '25	
project no:	number:	rev:
250704	05	-

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.

Tankersley Parish Council – No Response

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. 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.'

Although the proposal would provide a total projection of 9.2 metres, due to the layout of the existing dwelling, only the roof overhang would project rearward of the dwelling by approximately 0.7 metres. The proposal would therefore not provide a projection which would be out of keeping with the existing dwelling. The proposed height of 2.6 metres provides an appropriate roof height which would not be dominant in relation to the dwelling. Overall, along with the use of predominantly glazing, the proposal provides a large rear extension which in the context of the unique dwelling layout, does not provide a

proposal with a size to the detriment of the site. Although not matching the dwelling, the use of substantial glazing provides a modern proposal.

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 not be impactful on any neighbouring properties. The proposal provides a modest height and infills between two existing rear elevations of the dwelling, providing no greater impact on neighbours than the existing dwelling. A modest proposal height of 2.6 metres prevents any opportunity for an overbearing nature. The proposal is substantially screened in all directions and is substantially distanced from any neighbours preventing any opportunity for overlooking.

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 substantial weight in favour of the application.

Highways

The proposal would not result in the increase of any bedroom capacity of the site or result in the loss of any parking facility. The proposal would therefore not be impactful in any way on highway safety.

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.

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 make contact with the applicant requiring any amendments to the proposal.

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.