

Application Reference: 2026/0180

Site Address: 1 Ravenshaw Close, Redbrook, Barnsley, S75 2QS

Proposal: Remove existing conservatory and side extension and replace with single storey rear/side wrap around extension

Relevant Site Characteristics

The property is a two-storey detached dwelling within the Redbrook area. The dwelling is constructed from brickwork and provides a pitched roof form. The site provides a substantial rear and side garden. Boundary treatment is located to the rear, side and front of the side garden. A driveway is located to the front of the dwelling providing parking facility for 3 cars. An outbuilding is located within the rear garden. A substantial conservatory is located to the rear of the dwelling.

Dwellings are located to the rear of the site and are constructed from similar materials to the site and surrounding area. The surrounding area is characterised by detached dwellings constructed from similar materials to the site dwelling.

Relevant Planning History

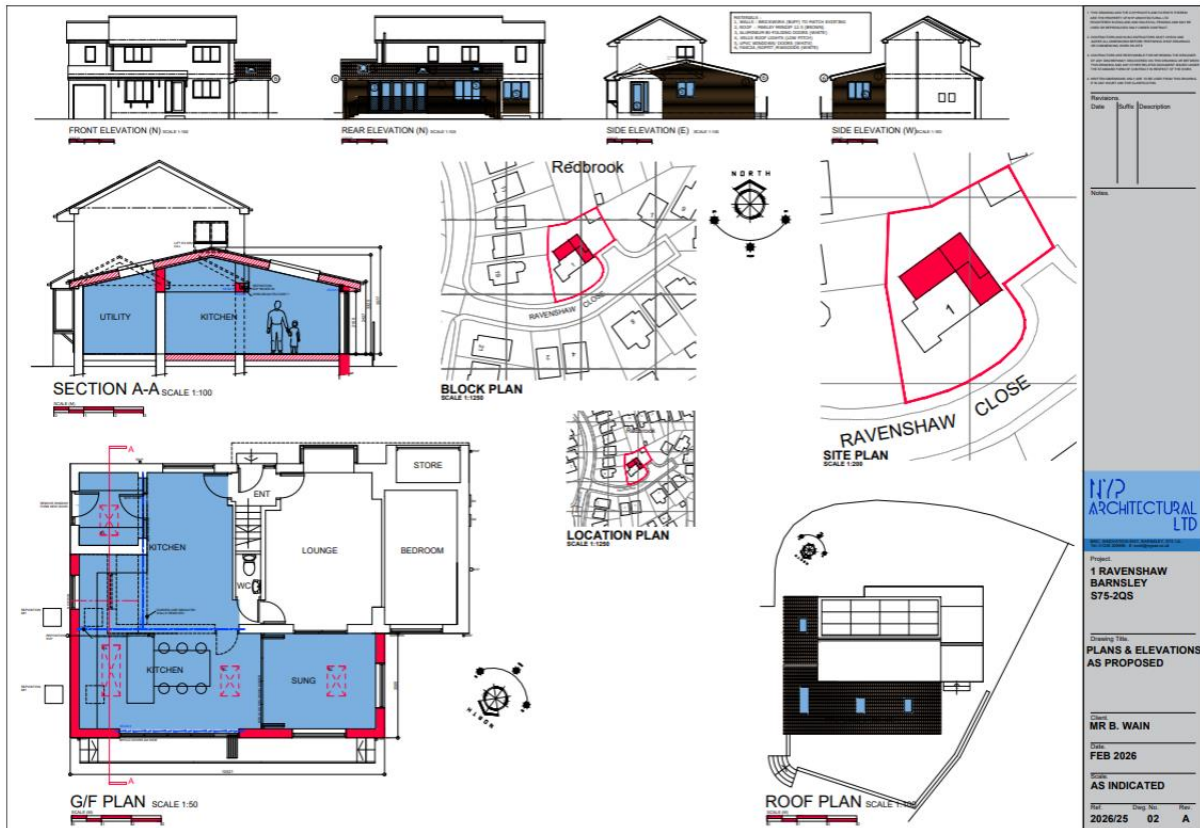
Application Reference	Description	Status
B/81/0558/DT	Residential development	Historic
B/83/1139/DT	Outline for residential development	Historic
B/92/1169/DT	Erection of single storey extension to dwelling.	Permission Granted
B/95/0867/DT	Erection of first floor extension over existing garage	Permission Granted
2014/0877	Erection of 2no. two storey side extensions to dwelling.	Approve with Conditions

Detailed description of Proposed Works

The applicant is seeking permission to erect a single storey rear/side wrap around extension. The rear extension would provide an approximate rearward projection of 3.5 metres and have an approximate width of 10.5 metres. The rear extension would have a lean-to roof form with an approximate eaves' height of 2.6 metres and an approximate roof height of 3.7 metres. The side extension would have an approximate sideways projection of 2.4 metres. The extension would be to the rear of an existing side extension providing an approximate length of 6.2 metres. A pitched roof form is detailed, replacing the existing side extension roof. An approximate eaves height of 2.6 metres is proposed with an approximate ridge height of 4 metres.

Bifold doors are detailed to the rear elevation spanning 4 metres and servicing a kitchen. A window is detailed to the rear elevation, servicing a snug, whilst the existing rear elevation doors are proposed to be replaced with windows. 3 rooflights are detailed to the rear roof plane of the proposed extension. A window is detailed to the west elevation of the rear

extension servicing the snug and a window is detailed to the east elevation of the side extension servicing the kitchen. The existing east elevation window is proposed to be altered to a door. A roof light is proposed to the front roof plane of the side extension. Matching materials are detailed throughout.



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.

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. 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 design of a single storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling).’

The proposal details an acceptable 4 metres rearward projection, similar to that of the existing conservatory the proposal would replace. The side extension has a modest projection of 2.4 metres and is considered acceptable against the House Extensions SPD as it would be less than two-thirds the width of the existing dwelling. A lean-to roof form on the rear and a pitched roof form on the side extension is welcomed and allows the proposal to remain in keeping with the character of the dwelling. A modest eaves height and ridge height is proposed and ensures the proposal remains subordinate to the existing dwelling.

The proposed rear elevation glazing is modest and sympathetic and the three rear roof plane rooflights are symmetrical to the extension. The use of matching materials 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 proposal would be erected to the east and south of neighbouring amenity space of properties on Barden Drive. Any minor impacts would therefore be restricted to the early mornings or be overshadowed by the existing dwelling. Given the proposal is single storey, the extension is unlikely to have any detrimental impact on loss of light or overdominance. Additionally, the existing boundary treatment would significantly screen the proposal to the west and prevent any opportunity for overlooking from the proposed west elevation window.

The topography of the site compared to the neighbouring amenity space to the north is acknowledged to be at a higher level. The proposed bi-fold doors would therefore allow for

overlooking to the north however this would be no more detrimental than the existing conservatory and is reduced by the existing boundary treatment.

The side extension would project nearer to the dwelling to the east of the site. However, given the extension is single storey, substantially distanced to the nearest dwelling and is substantially screened by boundary treatment, the impact on neighbouring amenity would be minimal

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 considerable weight in favour of the application.

Highways

The proposal would not increase the number of bedrooms on site or impact the amount of on-site parking facility.

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

No amendments have been required during the application process.

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:

Plans and Elevations as Proposed 2026/25 DwgNo:02 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 and in accordance with Local Plan Policy D1 High Quality Design and Place Making and Local Plan Policy HE1 The Historic Environment.

- 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.

Informative(s):

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.