

Application Reference: 2026/0637

Site Address: 8 Longdale Croft, Smithies, Barnsley, S71 2QT

Introduction:

This application seeks full planning permission for the erection of a single storey rear extension.

Relevant Site Characteristics

The application relates to a detached red brick, pitched roof property located on Longdale Croft, situated off Rotherham Road. The dwelling, whilst located on Longdale Croft, the dwelling fronts Rotherham Road and is separated from it by an intervening grass verge and private driveway.

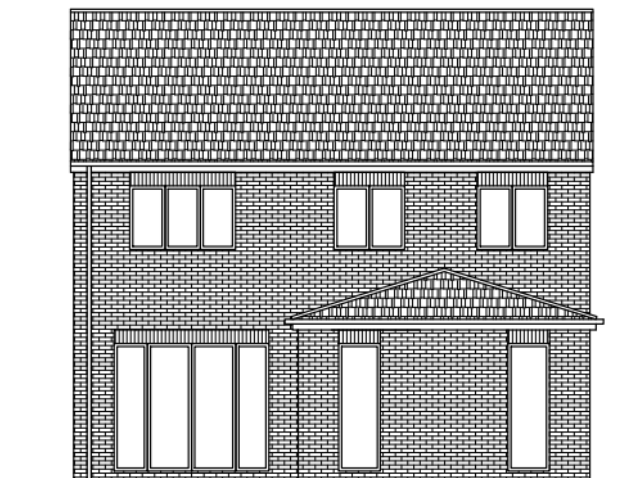
The area is characterised by a mix of semi-detached and detached, two-storey properties. The dwellings are constructed from a mixture of red and buff brick with render detailing.

Site History

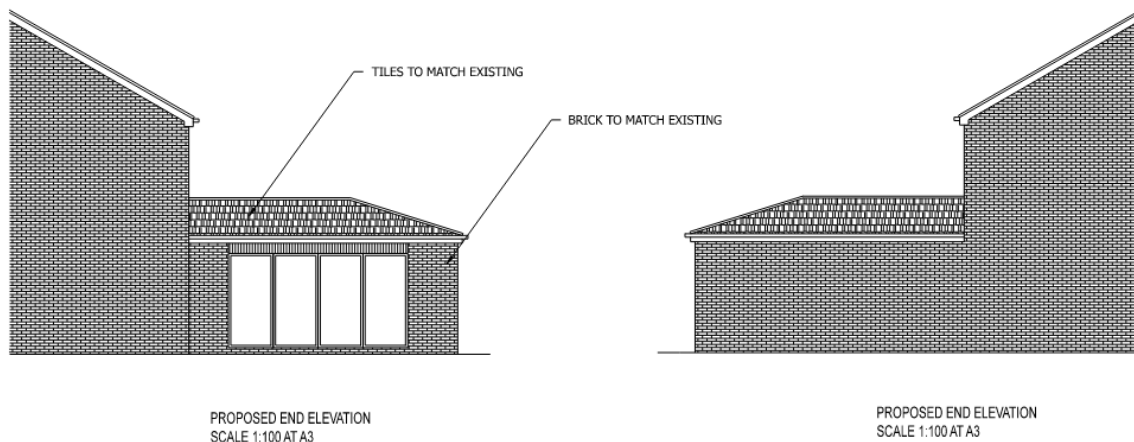
2026/0393 - Single storey rear extension with a hipped roof (Prior Approval application for a larger home extension) - Refused June 2026 - The site does not benefit from any permitted development rights and therefore cannot be approved as a prior approval application for a larger home extension under The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A.

Detailed description of Proposed Works

The applicant seeks permission for the erection of a single storey rear extension to the western rear elevation. The extension is to project 6m from the rear elevation of the original dwelling, extending 4.8m along it. The extension is to have a height of 2.6m to the eaves and 3.5m to the ridge and is to be designed with a hipped roof. The extension is to be constructed from materials to match the original dwelling, which in this instance is buff brick.



PROPOSED REAR ELEVATION
SCALE 1:100 AT A3



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:-

Chapter 3 - Decision making

Chapter 4 - Achieving sustainable development.

Chapter 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 unless the NPPF establishes a specific weight:

- 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.

Impact on Neighbouring Amenity

The Supplementary Planning Document for House Extensions and Other Domestic Alterations states that proposals for house extensions, roof alterations, outbuildings and other domestic alterations should be of a scale and design which harmonises with the existing building and be subordinate; not adversely affect the amenity of neighbouring properties; maintain the character of the street scene and not interfere with highway safety.

The SPD states the single storey rear extensions to semi-detached properties should not have a rearwards projection of more than 4m and that where the projection exceeds 3m, the eaves height should not exceed 2.5m. It goes on to state that extensions to the rear of detached houses will be considered on their design merits and where no adjacent properties are affected.

In this instance the proposed extension projects 6m from the rear elevation, and is designed with a height of 2.6m to the eaves and 3.5m to the ridge. The extension is located to the north of the neighbouring property, is set in from the boundary by approximately 1m and as such is not considered to increase levels of overshadowing to an unreasonable level. This carries considerable weight in favour of the application

The proposed extension would intersect the 45 degree quadrant when measured from the mid-point of the potentially affected window on the neighbouring property. However the dwelling is set back in relation to the application property, at a slightly higher level to it and the inclusion of a 2m boundary treatment also lessens the potential impact of the proposal. This carries significant weight in favour of the application.

The rear elevation of the proposed extension is to be located approximately 5m from the rear boundary with a neighbouring garden and would project towards the side elevation of the neighbouring dwelling.

There are no windows on the southern side elevation of the proposed extension and those located on the northern side, and Western rear elevations would face into the garden with the existing boundary treatment providing sufficient screening to limit increasing levels of overlooking to neighbouring properties and their associated amenity spaces.. This carries considerable weight in favour of the application.

It is also worth noting that a single storey rear extension could be erected under the householder prior notification process with a rearwards projection of up to 8m, where the eaves height and overall height do not exceed 3m and 4m respectively, and where no neighbours object to the development. It is acknowledged that this would not apply in this instance as permitted development rights were removed

In light of the above, 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 which carries considerable weight in favour of the application and as such is in compliance with Local Plan Policy GD1 General Development and Supplementary Planning Document House Extensions and Other Domestic Alterations.

Scale, Design and Impact on the Character

Supplementary Planning Document House extensions and other domestic alterations states that the design of single storey rear extensions should reflect the design of the existing dwelling in terms of roof style, pitch, materials and detailing.

The design of the proposed rear extension relates well to that of the original dwelling in terms of roof style, pitch and detailing and the materials proposed, in addition the fenestration of the proposed matches that of the original dwelling. This carries considerable weight in favour of the application, and it is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1.

Highways

Supplementary Planning Document – Parking sets out the parking standards for dwellings; a dwelling comprising of up to 2 bedrooms requires the provision of 1no off street parking space whereas a dwelling with 3 or more bedrooms requires the provision of 2no off street parking spaces.

The proposed development does not result in the loss of existing off-street parking, nor does it result in the requirement of additional parking provision, and as such 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

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.

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 to request amendments to the proposal during the consideration of the application, as it was deemed acceptable. However the applicant did submit amended plans during the application process due to changes at the applicants request.