

Application Reference: 2026/0124

Site Address: 23 Manor Way, Hoyland, Barnsley, S74 9QX

Proposal: Erection of a single storey side and rear extension, and erection of raised patio to rear.

Relevant Site Characteristics

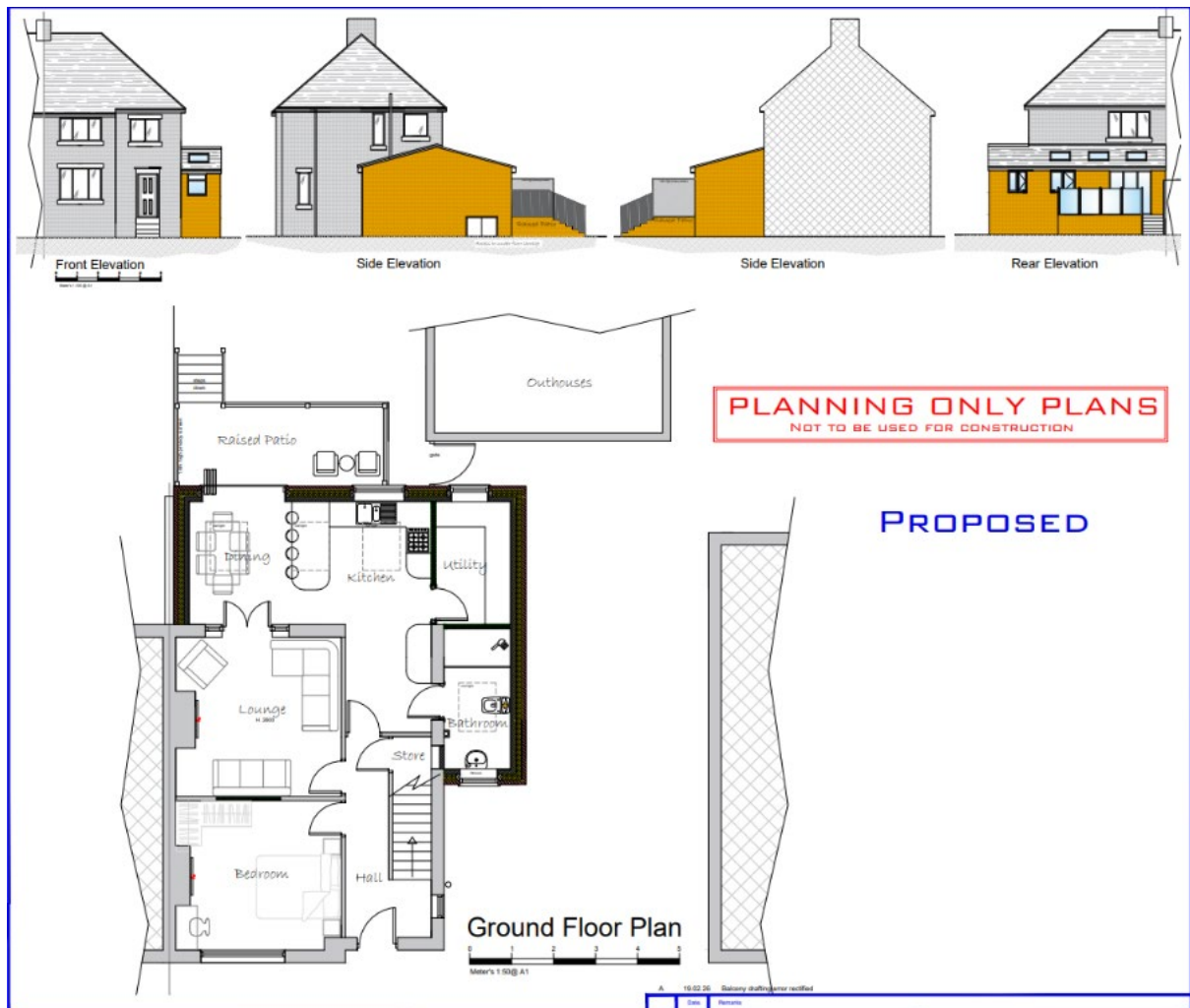
The property is a semi-detached dwelling within the Hoyland area. The surrounding area is characterised by semi-detached houses and bungalows constructed from matching red brickwork with pitched and hipped roof forms.

The site provides a shared driveway to the east of the site allowing access to a semi-detached outbuilding to the rear of the site. The topography of the site results in the rear amenity space being at a higher level than the properties to the rear of the site. A modest garden is located to the front and rear of the dwelling. The dwelling itself is constructed from red-brickwork and features a hipped roof form.

Detailed description of Proposed Works

The applicant is seeking permission to erect a single storey rear extension and side extension. The rear extension would provide an approximate rearward projection of 3.3 metres and would have an approximate width of 8.4 metres. A lean to roof form is proposed with an approximate roof height of 4.2 metres and an approximate eaves height of 3.3 metres. The side extension would have an approximate width of 1.9 metres and have an approximate length of 7.1 metres. A pitched roof form is proposed with an approximate ridge height of 4.4 metres. A raised patio area is proposed with an approximate projection to the rear of the proposed extension of 1.9 metres and an approximate width of 5 metres providing an approximate floorspace of 9.5 square metres. A glass balustrade is detailed to the rear of the raised platform, and a 1.8-metre-high privacy screen is detailed to the west elevation of the platform. The raised platform would have an approximate floor height of 0.9 metres.

Bifold doors are proposed to rear elevation to service a dining room. Two windows are detailed to the rear elevation to service a kitchen and utility room. Three rooflights are detailed to the rear roof plane. A window is detailed to the front elevation of the side extension to service a bathroom. A rooflight is also detailed to the front roof plane. 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.

One representation has been received regarding the accuracy of the red line boundary and the proposals impact on access to the shared driveway to the east of the site.

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).

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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. 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 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 proposal details a 3.3 metres rearward projection, acceptable against the House Extensions SPD. The proposed 3.3 metre eaves height is acknowledged to be significant on an extension which exceeds 3 metres, however due to the topography of the site, a reduced eaves height would not be possible. The side extension provides a modest projection of 1.9 metres, significantly less than two thirds the width of the dwelling, and remains with the red line boundary provided as part of the application. The side extension is significantly set back from the front elevation, ensuring the proposal remains subordinate to the existing dwelling. The use of a lean to roof form to the rear extension and pitched roof form to the side extension is welcomed and allows the proposal to remain in keeping with the character of the 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.

The proposed raised platform to the rear of the dwelling would not be located in a prominent location and provides convenient outdoor amenity space and access to the remaining garden.

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 of the adjoined neighbouring property. The Proposed extension would provide some overshadowing; however, this would be restricted to the early mornings. No side elevation windows are detailed, preventing any opportunity for overlooking. A privacy screen has been detailed to the west elevation of the proposed raised platform, preventing any opportunity for overlooking.

The side extension would project nearer to the dwelling to the east of the site. However, given the extension is single storey, the proposal is not likely to have an overly dominant or detrimental impact on neighbouring amenity.

In response to the neighbour's concern, the proposed extension has been detailed within the site location plan provided and Certificate A has been signed on the application form, signifying the site is owned solely by the applicant. As such, the proposal is considered to be on land under the applicant's ownership. Issues of private right of way are civil matters and not considered as part of the assessment of a planning application.

The proposed window to the front elevation of the side extension is detailed to service a bathroom. As such this window will be conditioned to be obscured glazing to protect the residential amenity of the applicant and members of the public.

The Supplementary Planning Document for House Extensions and Other Domestic Alterations states '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).'

Due to the topography of the site, the dwelling is acknowledged to be at an increased height compared to properties to the rear of the site. The proposed raised platform would provide a modest increased floor height of 0.9 metres. The raised area would be distanced by approximately 10 metres to the rear neighbouring boundary and significantly distanced by approximately 25 metres to the nearest habitable room. Significant boundary treatment is located to the rear of the site, assisting in preventing any detrimental overlooking opportunities. The raised platform would provide a modest floorspace of 9.5 square metres. This is not considered a significant area for which gathering of multiple people could occur and would therefore not detrimentally impact the residential amenity of neighbours to the north of the site.

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. The proposal would have the potential to impact the existing onsite parking, however although the driveway is shared, it is considered the remaining onsite parking would be sufficient.

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 however clarification was sought to ensure the location plan is correct and encompasses land owned by the applicant.

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.