

Application Reference: 2026/0287

Site Address: 9 Innovation Way, Wilthorpe, Barnsley, S75 1JL

Proposal: Proposed single storey rear and side extension to dwellinghouse

Relevant Site Characteristics

The property is a detached dwelling within the Wilthorpe area. The surrounding area is characterised by similar detached dwellings constructed from matching materials to the site dwelling and featuring pitched roof forms with gable features. The site provides a small front garden and driveway and a modest rear and side garden. The dwelling is constructed from orange brickwork and features a pitched roof form.

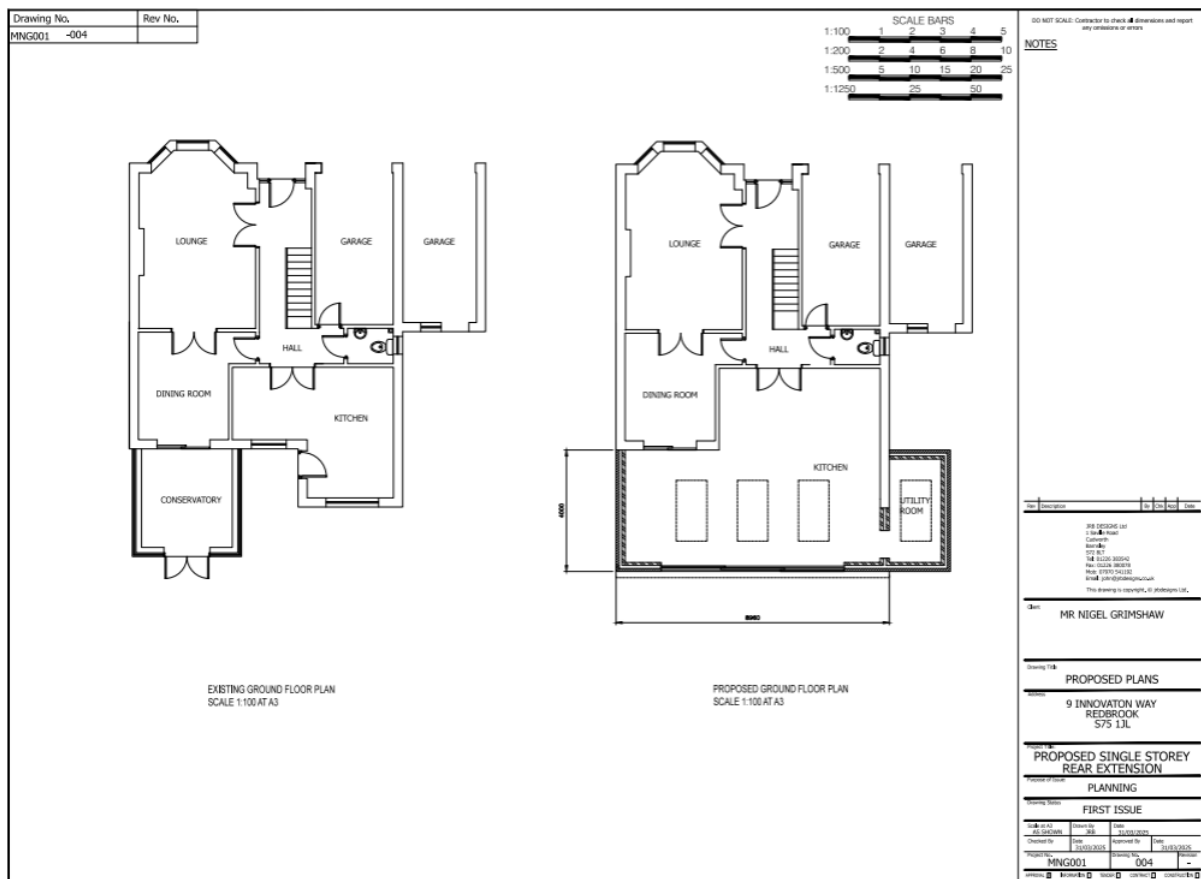
Previous Planning History

Planning Reference	Description	Decision
B/93/1133/DT	Residential Development - 47 dwellings	Permission Granted
B/96/0510/DT	Increase height of boundary fencing to 2.44 metres (8 feet)	Planning Granted

Detailed description of Proposed Works

The applicant is seeking permission to erect a single storey extension to the rear and side of the dwelling. The extension would have an approximate rearward projection of 4 metres and an approximate width of 11 metres including an approximate 2 metres projection to the side of the dwelling. A flat roof is proposed with an approximate height of 3 metres. Glazing is proposed to the rear elevation in the form of sliding doors, spanning approximately 6 metres. Three roof lanterns are proposed to the rear extension and a fourth is proposed to the side, utility extension. Matching brickwork is proposed 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.'

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

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 proposed rear extension provides a 4-metre rearward projection which given the size of the dwelling and plot would be of an appropriate size. The rear extension alone would have a rearward projection and height which could be erected as permitted development. The proposed side extension provides an insignificant projection, less than two thirds the width of the existing dwelling and is screened by the existing garage side extension. The use of a flat roof is not preferred, however given the proposal is to the rear and completely screened, the extension would not be impactful on the character of the street scene.

The proposed glazing has been detailed centrally to the rear extension and existing dwelling. The use of matching materials is welcomed and allows the proposal to remain in keeping with the character of the dwelling.

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 substantial weight in favour of the application.

Impact on Neighbouring Amenity

The proposed rear extension would be erected to the east of the nearest neighbouring property. Although a projection of 4 metres is significant, the proposal would only extend approximately 0.5 metres further to the rear than the existing conservatory. The additional impact of the proposal would therefore be minimal. It is also acknowledged an extension could be erected in the same location under permitted development.

Given the proposal is to the east, any overshadowing would be restricted to the early mornings. The proposal is also screened by substantial boundary treatment, reducing the

dominance of the proposal and preventing any opportunity for overlooking. Substantial boundary treatment in the form of trees is located to the south and east of the site, screening the proposal from view and preventing any opportunity for overlooking.

The proposed side extension would not be impactful on any neighbouring properties due to the substantial boundary treatment and insignificant size of the extension.

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 result in the loss of any 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

It has not been necessary to request amendments from 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.

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 approved plans

Site Plans MNG001 DwgNo:001
Proposed Elevations MNG001 DwgNo:003
Proposed Plans MNG001 DwgNo:004

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.

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.