

Application Reference: 2026/0532

Site Address: Thistle Close, Lane Head Road, Cawthorne, Barnsley, S75 4DP

Introduction

This application seeks full planning permission for the removal of the existing rear single storey extension, and erection of two-storey rear extension to dwelling

Relevant Site Characteristics

The property is a two storey, white rendered, detached dwelling, set off Lane Head Road, Cawthorne, in an area known as Cawthorne Basin. The property benefits from a long rear garden area, and a small enclose The property has a single storey rear extension set to the rear with a lean-to roof.

The closest neighbouring properties to the site are set within a stone-built terrace row, known as Barnaby Cottages to the west. These properties face onto the side elevation of the applicant dwelling. To the east is a dwelling known as The Bungalow, set within a large curtilage.

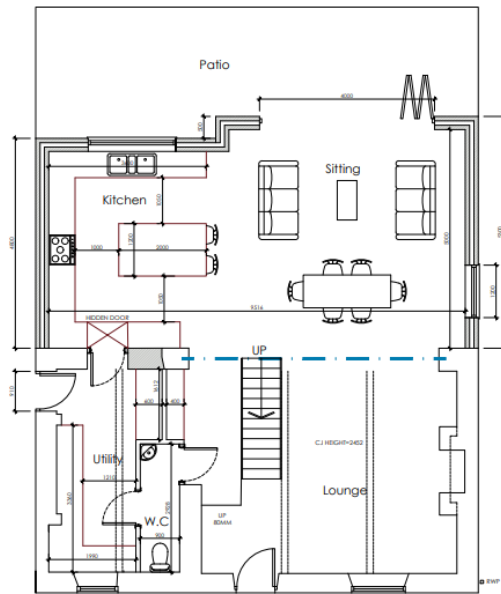
Site History

Application Reference	Description	Status (Approved/Refused)
2022/0662	Demolish garage and single storey rear extension and erection of two storey rear extension and detached garage to dwelling	Approved with Conditions – September 2022

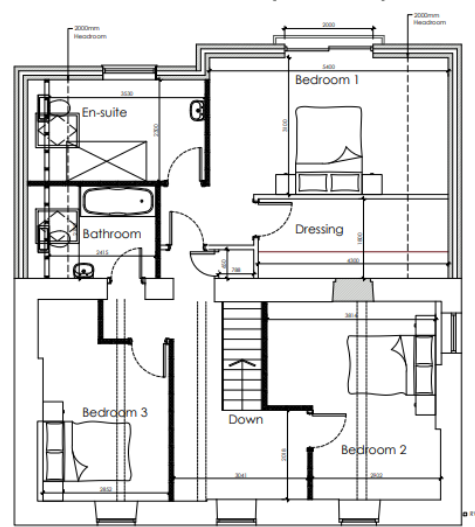
Detailed description of Proposed Works

The applicant seeks permission for the erection of a two-storey rear extension. The proposed extension is to project 5.3m from the rear elevation of the dwelling, extending along its full width. The development also incorporates a raised patio area to the rear of the dwelling.





**PROPOSED GROUND
FLOOR PLAN**
SCALE 1:50



**PROPOSED FIRST
FLOOR PLAN**



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 GB2 Replacement, extension, and alteration of existing buildings in the Green Belt
- 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)

In August 2026, the UK Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF 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. The revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

The revised NPPF establishes national decision-making policies (NDMP). Central to the NPPF is a presumption in favour of sustainable development (NDMP S3) and plans and decisions should apply this NDMP. There are three overarching objectives to sustainable development: an economic, social and environmental objective which are mutually dependent.

The following NPPF sections and National Decision-Making Policies are relevant in this case:

Chapter 3 - Decision making

Chapter 4 - Achieving sustainable development

Chapter 13 – Protecting Green Belt Land

- GB6: Control of development in the Green Belt
- GB7: Development which is not inappropriate in the Green Belt
 - b) The reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the original building. In the case of proposals for a replacement building, it should be for the same use and not materially larger than the one it replaces;

Chapter 14 - Achieving well-designed places

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 of Development

The site falls within the Green Belt, Policy GB2 allows for extensions and alterations to a domestic property 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. These matters are considered below.

Green Belt Assessment

The property lies within Green Belt where proposals to extend dwellings (domestic outbuildings within the curtilage of the dwelling will be treated as part of the dwelling or an extension to it) are acceptable in principle provided that, the total size of the proposed and previous extensions or alterations do not exceed the size of the original dwelling and the original dwelling forms the dominant visual feature. In addition, the construction of the extensions should be of a high standard of design and reflect the architecture of the building.

Extensions and outbuildings will only be allowed where they do not exceed 100% above the size of the original dwelling.

The sizes of a building as existing and proposed will be compared by reference to their gross floorspace, using the following guidelines:

- Floorspace will be calculated by external measurements of the building.
- Floorspace within roof spaces will not be taken into account.
- Outbuildings will not be taken into account when calculating original floorspace (but will be taken into account when calculating the cumulative additions to the original dwelling).

It is unclear whether the single storey rear extension forms part of the original dwelling as the historical maps are unclear. Application 2022/0662 determined the original dwelling had a floor area of 112m², which excludes the single storey rear extension and that figure has been used for the basis of this application.

Floor Space Calculations

Original Dwelling

Ground Floor – 56.62m²

First Floor – 56.62m²

Total – 113.24m²

Proposed extension

Ground Floor – 51.57m²

First Floor – 51.57m²

Total – 103.14m²

The single storey rear extension has not been referenced in the calculations as it is to be demolished to allow for the proposed two-storey rear extension

Therefore, the proposal falls within 100% and complies with the initial element of GB2 and the guidance within the NPPF.

It is considered that the proposal will not have a detrimental impact on the openness of the Green Belt. Taking this into account, and the proposed size of the extension, it is considered to be acceptable when considered against Local Plan Policy GB2 Replacement, extension, and alteration of existing buildings in the Green Belt.

Scale, Design and Impact on the Character

Supplementary Planning Document House extensions and other domestic alterations states that the roof, style pitch and detailing should match those of the existing dwelling, particularly where the extension will be prominent within the street scene or extend on parallel lines at a smaller scale and that materials should normally be of the same size, colour and texture as to the existing house or as close a match as possible. Often these materials and finishes cannot be exactly matched.

The proposed two-storey extension is to be located to the rear and not highly visible from public vantage points. Nevertheless, the design of the proposed extensions relate well to that of the original dwelling in terms of roof style, pitch and detailing and would feature high quality materials; the use of natural stone would break up the areas of render. In addition the fenestration of the proposed matches that of the original dwelling. This carries considerable weight in favour of the application.

The proposal is located within the confines and the curtilage of the dwelling and would not significantly harm the openness or visual amenity of the Green Belt, and it is therefore considered that the proposed extension is acceptable and in compliance with Local Plan Policies D1 and GB2.

Impact on Neighbouring Amenity

The Supplementary Planning Document for House Extensions and Other Domestic Alterations states that proposals for house extensions should be designed so that they do not result in significant overlooking of habitable room windows to nearby houses or private Gardens, and that windows to habitable rooms on an extended property should not be less than 21 metres from any other properties with habitable room windows, to ensure reasonable privacy.

Two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook. Extensions to the rear of detached houses will be considered on their design merits and where no adjacent properties are affected.

The proposed two storey rear extension would be located on the northern rear elevation of the dwelling, approximately 29m to the west of 'The Bungalow' and 22m to the east of Barnby Cottages. Given this distance and the path of the sun, there should not be any significant overshadowing or overbearing impact on these properties from the proposed extension. This carries considerable weight in favour of the application.

There are no windows proposed on either side elevation at first floor level and the window located on the eastern elevation at ground floor level is located approximately 6.5m from the side boundary. Any overlooking from this habitable room window would be over the driveway associated with the neighbouring property and the existing boundary treatment would provide adequate screening. This provides considerable weight in favour of the application.

Taking all of the above into account, the proposal is not considered to result in an unacceptable loss of privacy, outlook, daylight or sunlight for neighbouring occupiers. Whilst certain separation distances recommended within the SPD are not fully achieved, the specific circumstances of the site are such that no material harm to residential amenity would arise. The proposal is therefore considered to accord with Local Plan Policy GD1 General Development and Supplementary Planning Document House Extensions and Other Domestic Alterations.

Highways

Supplementary Planning Document Parking sets out the parking standards for dwellings. A two-bedroom dwelling requires the provision of one off-street parking space, while dwellings with three or more bedrooms require two off-street parking spaces.

The proposal does not result in the loss of off-street parking provision nor a requirement for additional provision; this carries significant weight in favour of the application. The development is therefore considered acceptable in terms of its impact on highway safety and complies with Local Plan Policy T4 New Development and Transport Safety.

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.