

Application Reference: 2026/0385

Site Address: 28 Burnside, Thurnscoe, Rotherham, S63 0PR

Introduction: This application seeks full planning permission for the removal of a single storey side structure, and erection of 2 storey side extension to dwelling.

Relevant Site Characteristics:

The dwelling is a red brick; semi-detached house located in towards the junction of Burnside and Merrill Road. The dwelling features a reasonable sized front and side garden, whilst depth of the rear garden is more reduced given the shape of the plot. The side and rear gardens are separated by a fence, with a large wooden outbuilding located adjacent to the rear garden side of the fence.



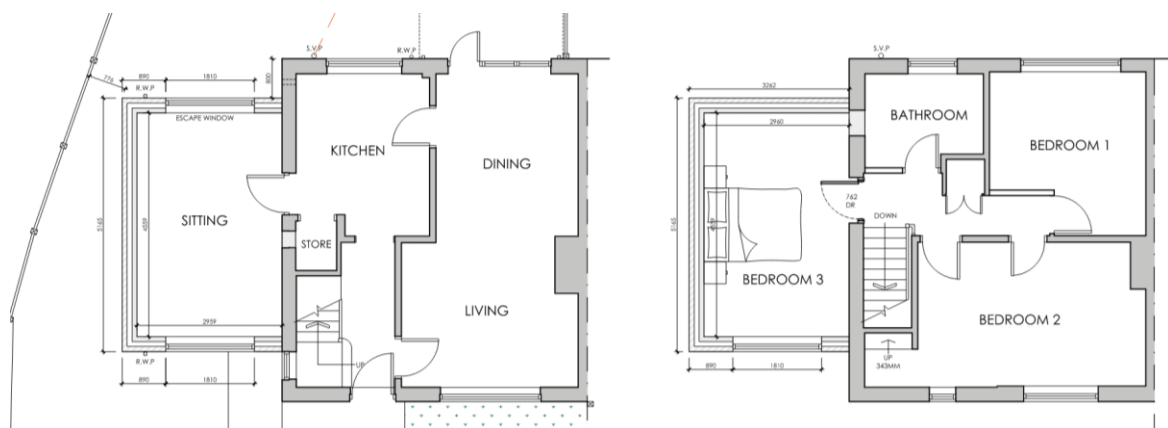
Site History

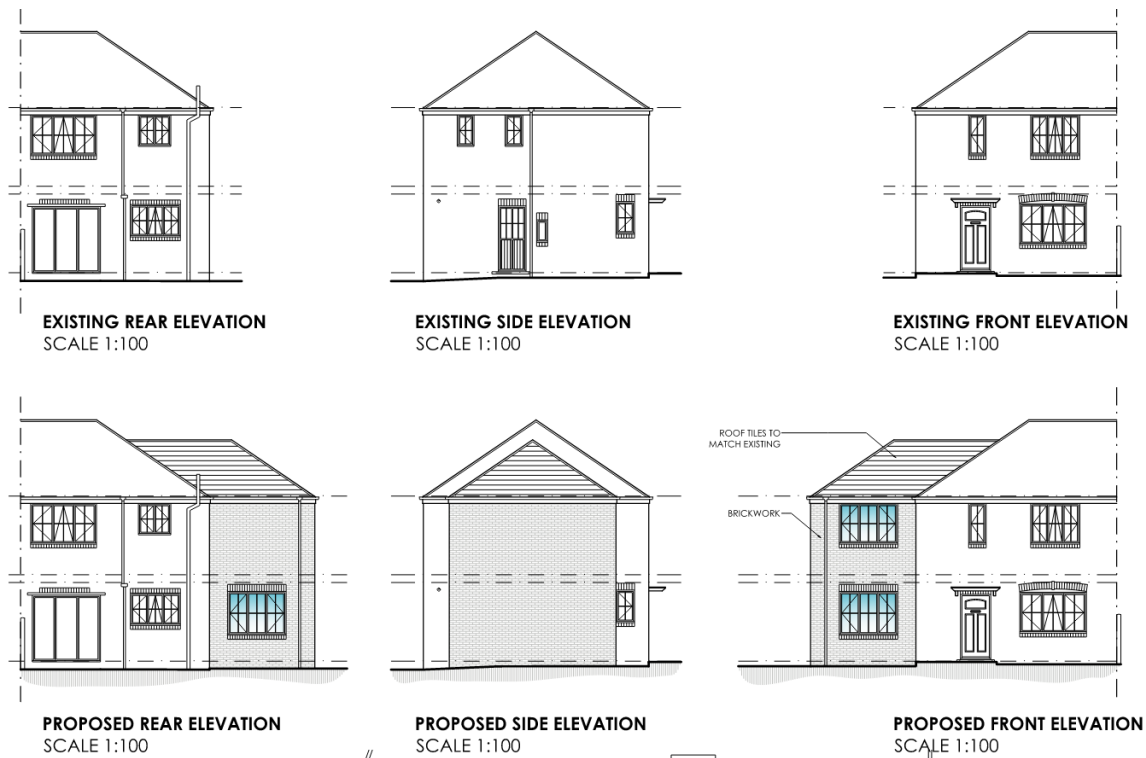
There is no site history for the address.

Detailed description of Proposed Works

The proposal is for the removal of the outbuilding to allow the addition of a two-storey side extension to the dwelling, adding a third bedroom.

Existing and Proposed Floor Plans and Elevations





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 comments were 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. 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 scale of the proposal is proportionate to the size of the original dwelling and features the key requirements for side extensions as outlined in the SPD House extensions and Other Domestic Extensions. The width of the extension at approximately 3.23m is less than two thirds of the width of the original dwelling, the extension is set back on both the ground and first floor elevations, and at the front and rear elevations of the original dwelling and therefore appears subservient to the main dwelling. The proposed roof is of a complementary design to the original roof and stepped down. The eaves of the extension are also set at the same level as the existing house.

The proposal is as an overall good design, using matching materials to the existing dwelling and proportionally sized windows of a similar appearance, which also includes replicated design features around the window frames. The only negative impact of the design is due to planning restrictions, which would restrict the inclusion of first floor to the side and rear elevations windows to maintain the amenity of neighbour dwellings.

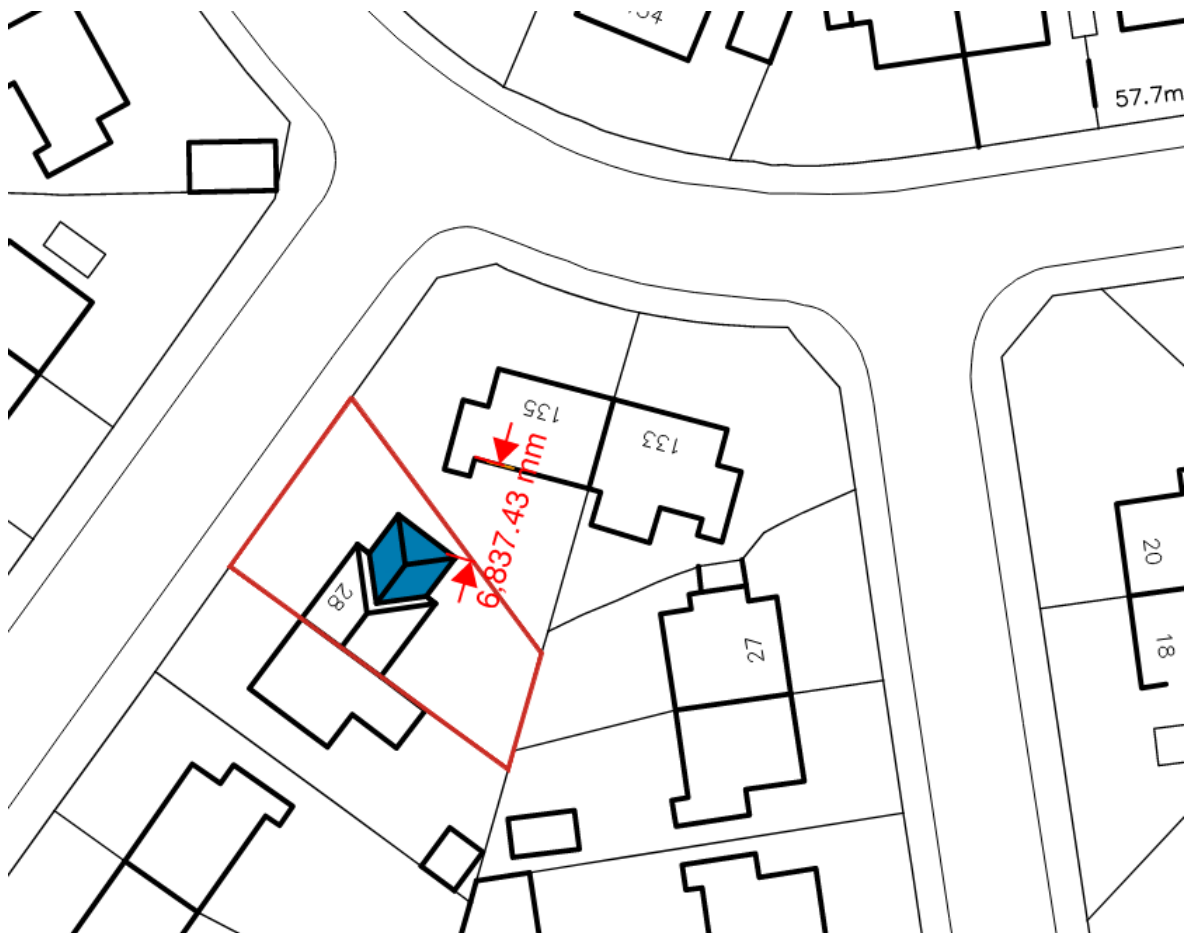
Overall, the scale and design would have little or no impact on the character of the original dwelling, or within the broader street scene. With such little impact, the proposal be in accordance with local policies D1 and G1, which carries moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

The SPD House extension recommends a minimum of a 1m gap between the dwelling and the boundary, on this occasion the distance varies between approximately 0.83m and 2.46m, with a midpoint of 1.78m. With a 1m distance maintained for beyond half of the extent of the extension, and with no possible impact of creating a terracing effect, due to the position of the neighbouring dwelling, there is no harm to the amenity of the neighbouring dwelling or the street scene, especially with no side elevation windows proposed.

In addition to no windows on the side elevation, given the unavoidable limited depth of the rear garden, between 4.8m and 9.15m from the rear elevation of the extension to the rear boundary treatment, first-floor windows have been omitted from the first floor of the extensions' rear elevation, to prevent overlooking of neighbouring gardens and therefore the first floor maintains the required separation distance to upper floor windows of the adjacent dwellings.

Although the amenity of neighbouring dwellings has been protected, there should also be minimal impact on the amenity of the occupants of the application dwelling. A large window of similar scale to the window within the existing larger bedroom, although that room does benefit from an additional small window, should be of sufficient size for a bedroom with an approximate internal space of 13.5 sqm. The new lounge which mirrors the footprint of the bedroom above, is also served by a similar sized window.



With the location of the proposed extension being set away from the attached neighbouring dwelling, there would be no impact on this neighbouring dwelling. All other neighbouring dwellings border the application dwelling with their rear garden and are set at angles to the applicant's dwelling. There is a small distance of approximately 4.5m between the most impacted dwelling of no 135 Merril Road, the applicants adjacent neighbour, but given the siting of the extension, the proposed extension would only be potentially overbearing to a small proportion of the garden to 135. The habitable room windows of number 135 are also set at an angle overlooking to the south and the corner of the extension (as seen on the plan above, distance to boundary from the window, and centre point of window) therefore any potential overbearing impact is reduced. The extension is also set to a north eastern facing elevation where there should only be limited overshadowing of the main garden area to 135.

Given the above, the proposed extension should not cause any significant overbearing, loss of light or overshadowing, despite the limited distance of the extension to the boundary. Furthermore, there would be no impact of overlooking due to no first-floor windows with the proposed extension. On balance, with only a potentially small impact of overbearing to a small portion of a neighbouring garden, but otherwise a very carefully planned proposal to minimise the impact on neighbouring amenity, the proposal would be considered to only have a limited impact on neighbouring amenity. The proposal would be considered in accordance with Local Policy GD1 which carries moderate weight in favour of the proposal.

Highways

There are no proposed changes to access to the dwelling, but some potential parking provision would be lost by the construction of the extension. However, there remains enough space within the front and side garden for the parking of at least 2 vehicles in standard 2.5m by 5m parking spaces. With only two parking spaces required, even with the addition of a third bedroom, there would be no impact upon highway 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

Justification

It has not been necessary to contact the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

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 and Informative

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 plans
 - Plans and Elevations 26-011 02 Rev Aand 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.
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.

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.