

Application Reference: 2026/0227

Site Address: 80 Worsbrough Road, Birdwell, Barnsley, S70 5RE

Proposal: Erection of a two-storey side extension, single storey rear extension and single storey front porch extension.

Relevant Site Characteristics

The property is a semi-detached dwelling within the Birdwell area. The surrounding area is characterised by similar semi-detached dwellings constructed from similar materials to the application dwelling and featuring hipped roof forms. The site provides a large front and rear garden. The dwelling is constructed from red brickwork and features a hipped roof form.

Previous Planning History

Planning Reference	Description	Decision
B/83/1592/WB	Formation of vehicular access	Historic
B/02/0075/WB	Erection of two-storey side extension.	Approved

Detailed description of Proposed Works

The applicant is seeking permission to erect a two-storey side extension, a single storey rear extension and a porch extension.

The two-storey side extension would have an approximate sideways projection of 3.4 metres and an approximate length of 7.4 metres. A hipped roof form is proposed with an approximate eaves' height of 4.6 metres and an approximate ridge height of 7.1 metres. A single storey porch is proposed to the front of the dwelling with an approximate forward projection of 1.1 metres. The porch extension would extend across the front of the side extension. A lean-to roof form is proposed with an approximate eaves' height of 2.2 metres. The proposed rear extension would project approximately 3 metres to the rear and have an approximate width of 3.8 metres. A gable roof form is proposed with an approximate height of 2.2 metres and an approximate ridge height of 3.1 metres.

Glazing is proposed to the front of the two-storey dwelling to service an ensuite at first floor level and a utility at ground floor level. Glazing is proposed to the rear elevation at first floor level to service a bedroom and bifold doors at ground floor level to service a sitting room and span approximately 2.2 metres. A window is detailed to the side elevation of to service a W/C. The porch details a door and two elongated windows to either side of the door. The single storey rear extension details glazing to the rear elevation extending upwards into the gable of the rear elevation and patio doors to the south elevation of the rear extension.

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.

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 'All two-storey side extensions should have a pitched roof following the form of the existing roof. To prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling. A setback from the front elevation allows for a vertical break in the roof plane and a lowering of the ridge line. The sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling.'

The proposed side extension provides an acceptable sideways projection at less than two thirds the width of the existing dwelling in line with the house extension SPD. The proposal has been set down from the ridge and is set back from the front elevation at first floor level. This allows the proposal to remain subordinate to the existing dwelling and prevents the potential for a terraced effect. The use of a hipped roof form matches the existing dwelling and is in keeping with the character of the street scene. The proposed glazing to the front is located symmetrically and is of a standard size. The rear glazing and bi fold doors are also detailed symmetrically and match the existing property fenestration.

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 proposed rear extension is modest in rearward projection and height. A gable roof form is proposed which is not entirely in keeping with the hipped roof dwelling, but in any case, it would not be seen within the street scene and similar extensions can be built under permitted development rights. It is also acknowledged the rear extension could be erected under permitted development.

The Supplementary Planning Document for House Extensions states 'The front elevation of a building is the most important for its contribution to the street scene. Generally, therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene or cause overshadowing to neighbouring dwellings. Large extensions and conservatories are likely to appear particularly intrusive and will not normally be acceptable.'

The proposed porch extension provides a modest forward projection. A lean to roof form is used which is in keeping with the dwelling and street scene. A modest eaves and roof height

is proposed. The proposed front door would be in a similar location to the existing door, providing a matching fenestration. The site is acknowledged to have a large front garden, reducing the impact of the front extension on the street scene.

Matching materials have been detailed throughout which allows the proposals to remain in keeping with the character of the dwelling and street scene.

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 side extension would only be impactful on 78 Worsborough Road to the south of the site. Given the proposal is to the north of this neighbour, the proposal would not impact any loss of light greater than the existing dwelling. The proposal would be located in close proximity to the southern boundary, however a distance of approximately 1.1 metres would be retained and would lessen the impact of the proposal. No side elevation habitable room windows have been detailed which would allow for overlooking.

The proposed front extension provides a modest forward projection which does not intersect the 45-degree angle of the neighbouring front elevation window. Additionally, the front extension is distanced approximately 3 metres from the adjoining property and is substantially screened by a hedge. The proposed front extension would therefore not be impactful on the adjoining neighbour.

The proposed rear extension provides a modest height and acceptable rearward extension as per the house extensions SPD. The extension would be to the south of the adjoining neighbour however would not significantly impact a habitable neighbouring window. It is also acknowledged a matching extension could be erected under permitted development. It would therefore not be prudent to restrict this element of the proposal. Substantial boundary treatment is located to the rear and north of the site preventing any opportunity for overlooking and screening the proposal.

The first floor front elevation window of the side extension to service an en-suite and the ground floor side elevation window detailed to service a W/C shall both be conditioned to be obscured glazing in order to protect the amenities of the applicant, the neighbouring property to the south and members of the public.

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 significant weight in favour of the application.

Highways

The proposal would increase the number of bedrooms on site from 3 to 4. The site would facilitate enough parking for at least 2 vehicles and is therefore compliant with the parking SPD requirement of 2 parking spaces for a dwelling with 3 or more bedrooms.

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

Amendments have been requested and received to provide a set down of the ridge and a set back at first floor level for the side extension.

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 amended plans

Detailed Proposals 1 202506 DwgNo: 02
Detailed Proposals 2 202506 DwgNo: 03
Site Location Plan 202506 DwgNo: 04
Block Plan 202506 DwgNo: 05

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.
4. The first-floor front elevation window servicing an en-suite and the ground floor side elevation window servicing a W/C shall both be of obscured glazing with an obscurity rating of no less than 4 in the Pilkington Glass Range (or an equivalent obscurity rating). The glazing shall be retained as such thereafter.

Reason: In order to safeguard amenities of the applicant, the occupiers of the dwelling to the south and members of the public in accordance with Local Plan Policy GD1 General Development.

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.