

Application Reference: 2026/0187

Site Address: 8 Woodside View, Bolton Upon Dearne, Rotherham, S63 8GZ

Introduction: This application seeks full planning permission for raising of roof to enable a loft conversion with raising of the ridge and dormer loft extension towards the rear.

Relevant Site Characteristics:

The dwelling is a red brick detached house located within a small housing estate at the eastern edge of Bolton Upon Dearne. The dwelling features what appears to be a converted attached garage, on the side elevation.



Site History

There is no site history for the address since its approval as part of the wider estate in 2002.

Detailed description of Proposed Works

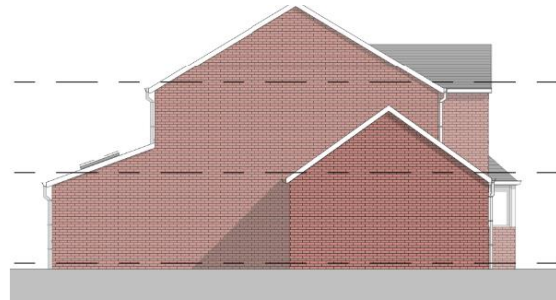
The proposal would see the roof of the dwelling heightened approximately 0.8m (80cm), with a rear dormer located on the rear roof elevation. Two rooflights would also be installed within the front roof plane.

During the processing of the application, confirmation of materials was requested and provided by the applicant's representative in an annotated plan with image examples of proposed materials.

Existing and Proposed Elevations and Floor Plans



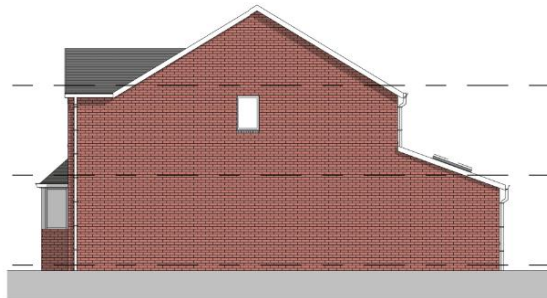
Existing Front 1 : 100



Existing Side 01 1 : 100



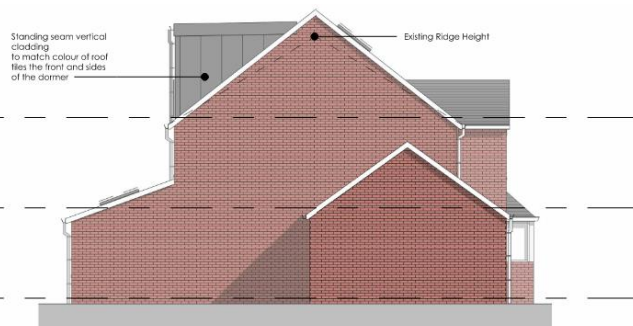
Existing Rear 1 : 100



Existing Side 02 1 : 100



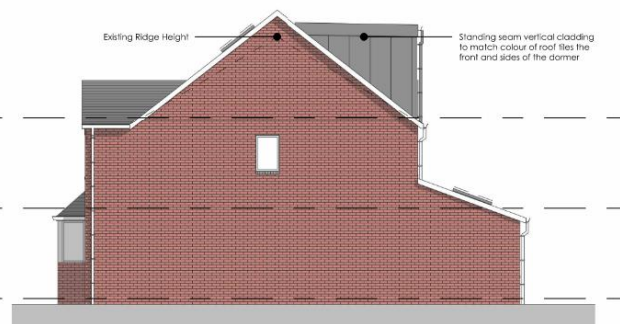
Proposed Front Elevation 1 : 100



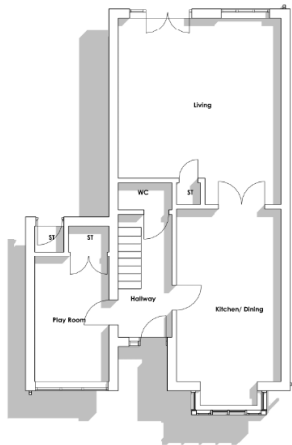
Proposed Side Elevation 01 1 : 100



Proposed Rear Elevation 1 : 100



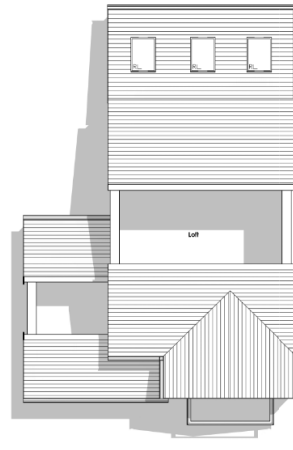
Proposed Side Elevation 02 1 : 100



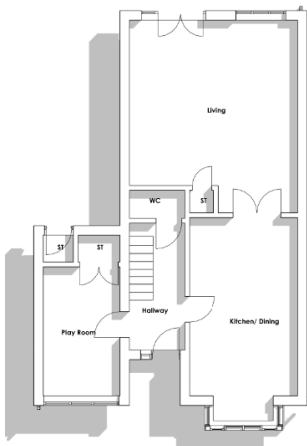
Ground Floor 1 : 100



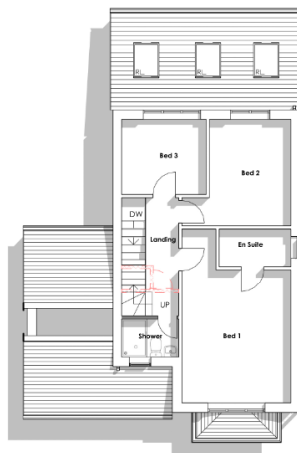
Existing First Floor 1 : 100



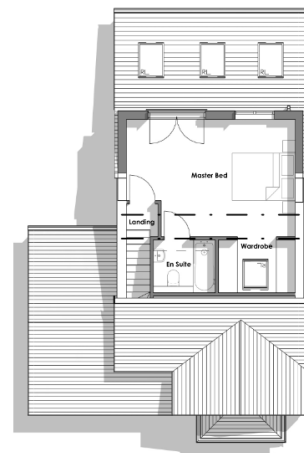
Existing Loft 1 : 100



Ground Floor 1 : 100



Proposed First Floor Plan 1 : 100



Proposed Loft Plan 1 : 100

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 current scale of the dwelling is similar to other dwellings within the street scene, with many dwellings of a broadly similar design excluding materials which vary due to different brick and window colours, and one house which has been rendered. What assists the proposal on this occasion is the slight incline from east to west, and a deviation in house style between the application dwelling and No14, with the two dwellings in between being a semi-detached block. Due to the incline, the semi-detached block appears higher. With the semi-detached block also set further forward than the application dwelling.

With a proposal which includes raising the height of the main roof by approximately 79cm (0.79M), as visible on the front elevation, given the above, the increased height of the proposal would not have a significant impact on the character of the dwelling or on the street scene. Whilst there would be some deviation in alignment of roof lines, this is not considered to be significant.

The side elevation of the proposal, due to the rear dormer being partially visible would have a more noticeable impact upon the design and scale of the dwelling, than increase in height and inclusion of roof lights on the front elevation. For the side elevation, although there is a wider gap between the application dwelling and No6, than spacing between most houses in the street, the dormer whilst visible would not be overtly visible, and the proposed materials would be in a colour to match the existing roof. The dwelling and subsequently the side dormer is located much closer to No10., so would be less visually prominent or impactful.

On the rear elevation, the proposed rear dormer would have an impact on the scale and appearance of the dwelling. However, in mitigation, the rear elevation and consequently the proposed dormer, it would only be partially visible from nearby neighbouring rear gardens and would not be visible from the principal street scene. Due to the location of the dwelling, and open agricultural fields to the rear of the dwelling and broader street, there would be no wider visual impact from the proposed dormer and heightened rear elevation.

In more detail about the dormer, whilst materials of a similar appearance are proposed to be used, this specially relates to the colour (which has been confirmed via amended plans), which would

match the main roof rather than matching tiles as advised in the SPD House Extensions and Other Domestic Extensions. Equally, the proposed dormer would not be of the preferred pitched roof style, but instead a flat roofed box dormer.

Although the proposal is not of the preferred design of dormer, if the main dwelling's roof had not been required to be heightened, the dormer would have been considered as permitted development, as the use of materials of a similar appearance have also been proposed. With this in mind, and with the proposed height increase of the roof only considered to have a limited impact on the design and character of the dwelling, there is a limitation to what could be considered unacceptable.

Therefore, Even with the dormer being noted as having impact on the design and character of the dwelling from the rear elevation, it is the impact of heightening of the roof which is the most prominent aspect of the proposal, and which could not be completed without planning consent, and this would only have a limited impact on the scale and design of the proposal. In balance of these considerations, the proposal would be compliant with local policy GD1 and D1. This carries moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

As with any extension or alteration to a dwelling, the heightening of the roof may have a detrimental impact upon neighbouring dwellings but as the height is contained within the existing footprint of the dwelling, and is relatively modest at 79cm, any potential impact of overbearing and impact on light levels of neighbouring dwellings or gardens would be considered as being limited.

In contrast to the visual impact of the rear dormer, with no side windows proposed, the dormer would only overlook the applicant's garden and the agricultural fields beyond, there would be no impact on the amenity of neighbouring dwellings.

With limited impact on residential amenity, the proposal would be considered in accordance with Local Policy GD1 which carries moderate weight in favour of the proposal.

Highways

The number of bedrooms within the dwelling would, increase from three to four but with the proposal having no impact upon the existing parking provision or access; sufficient in curtilage parking remains for at least two vehicles. This is therefore compliant with local policy requirements for a minimum of two parking spaces for dwellings with three or more bedrooms.

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

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

Confirmation of materials was requested and provided by the applicant's representative in an annotated plan with image examples of proposed materials.

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 amended plans

- Existing Floor Plans 26004-DR-A-2000
- Existing Site Plan 26004-DR-A-1001
- Location Plan 26004-DR-A-1000
- Proposed Elevations Rev A 26004-DR-A-2003 A
- Proposed Floor Plans 26004-DR-A-2002
- Proposed Site Plan 26004-DR-A-1002

and 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 specified within the plans outlined above.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1.

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.