

Application Reference: 2026/0144

Site Address: 12 Meadow Lane, Darton, S75 5PF

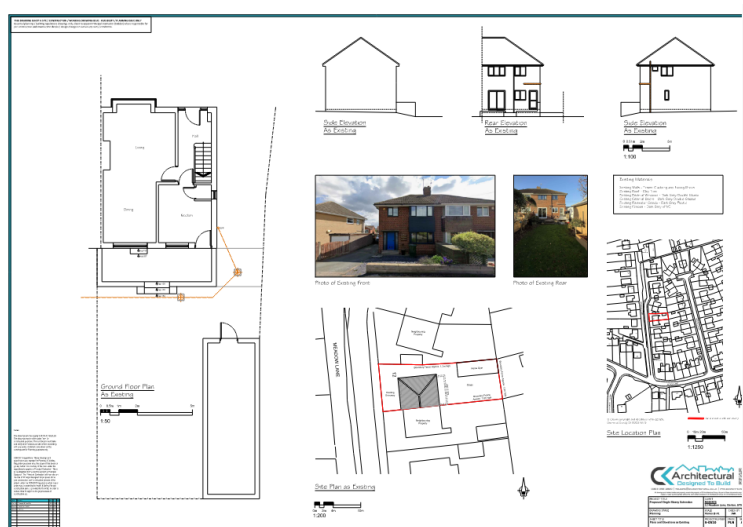
Introduction:

This application seeks full planning permission for the erection of a single storey rear extension to dwelling.

Relevant Site Characteristics

The site is situated on Meadow Lane in Darton. Meadow Lane is located within a densely populated residential area occupied with semi-detached dwellings of similar design. The host property is a semi-detached dwelling, red brick built with a hipped roof. The property is set back from the road with a small front garden and driveway located at the side of the property providing off street parking. The front of the property has a large double bay window which is timber clad.

There is an existing detached garage/outbuilding within the rear garden along the shared boundary to the north, which has been clad in timber and has been designed with a flat roof. There is no planning permission associated with this building. There is evidence of existing single storey rear extensions within this row of properties, which have both flat roof and lean to roof designs, matching materials, and timber clad materials.

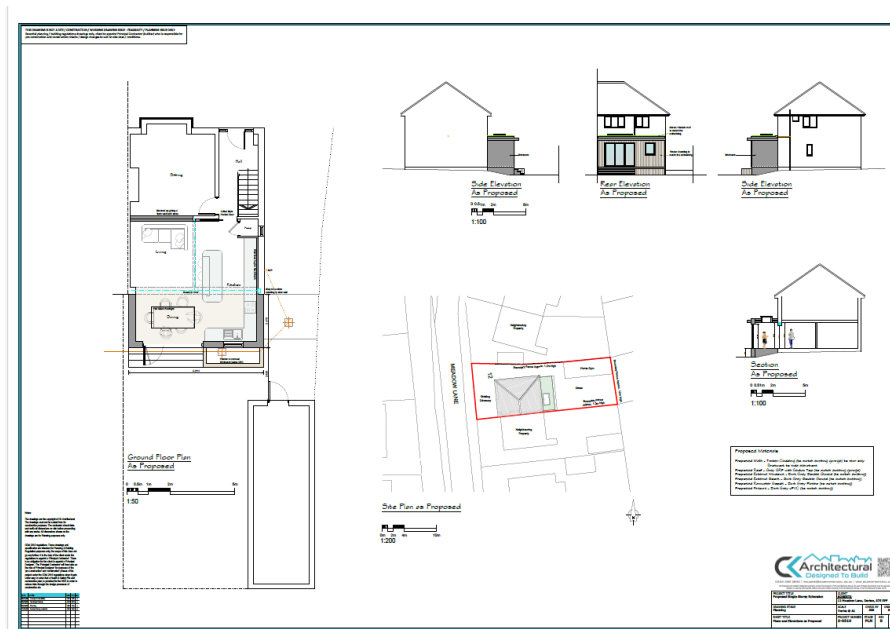


Site History

Application Reference	Description	Status (Approved/Refused)
None		

Detailed description of Proposed Works

The proposal is to erect a single storey rear extension, projecting 2.47m which has been designed with a flat roof with roof lantern above. The proposal will provide a dining room/kitchen extension to the property. The original proposal saw the whole extension clad in wood to match the detached outbuilding. After discussions with the planning officer the proposal was amended. Both side elevations are now proposed to be in matching brick with the rear elevation remaining timber clad to match the outbuilding.



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. 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

SPD: House Extensions indicates that the roof style and pitch should match the existing, particularly when the extension will be prominent within the street scene. The SPD also indicates the maximum projection for single storey rear extensions in relation to semi-detached dwellings should not exceed 4m and where the eaves height exceeds 2.5m the extension should not project further than 3m.

The proposal is for a small single storey rear extension projecting 2.47m to the rear with a flat roof 3.76m in height and constructed in a mix of matching brick and wooden cladding. SPD: Policy states that extensions to properties should be designed with a roof style and detailing to match the host property and the materials should normally be of the same size, colour, and texture of the existing dwelling.

The property is located on Meadow Lane and is amongst similarly designed traditional semi-detached dwellings. Due to the sheltered location of the rear gardens any extension on the rear elevation will not be viewable from the surrounding street scenes. The proposal is for a flat roofed extension with a mix of materials. The sides of the proposal will be in matching brick, but the rear elevation will be in contrast to the existing, clad in wood to match the existing outbuilding. Usually, the contrast in materials would not be acceptable however in this case there are a number of mitigating factors to take into consideration.

The side elevations will be in matching brick and are the most likely to be viewable from the street scene. The neighbouring property has an existing rear extension which appears to be wooden clad painted black which would have been approved in the 80's. There is an existing outbuilding which is already clad in wood with the front elevation of this building viewable within the street scene. The front bay window, similar to the neighbouring properties also had wooden cladding, although this is a darker colour therefore there is evidence of this within the street scene. The rear elevation will not be viewable within the surrounding street scene due to the sheltered position.

In this circumstance although not usually acceptable, due to the mitigating factors the proposal is acceptable when viewed within this setting. Furthermore, the rear extension will project less than 3m and although the flat roof is not a matching design, there is evidence of flat roofed rear extensions within the immediate vicinity therefore it is not expected to look incongruous within this location.

When taking into account the above in this instance the proposed rear extension is acceptable. The materials and design of the proposals when viewed in their entirety are not expected to be visually detrimental within the surroundings and as a result the proposal is in compliance with Local Plan Policy GD1 and House Extensions SPD.

Significant weight has been given to the design and impact on the character of the area.

Impact on Neighbouring Amenity

SPD: House Extensions provides expectations in relation to the size of proposals. Extensions to the rear of detached dwellings will be considered on their design merits and where no adjacent properties are affected. The property is semi-detached and located amongst a row of semi-detached dwellings of similar design.

SPD Policy states that to combat overshadowing to the adjoining and neighbouring dwellings the size of the rear extension must be strictly controlled. The proposal will project 2.47m to the rear which is in compliance with planning policy and although the rear elevation will be clad in wood, the side elevations will be constructed in matching brick.

Due to the size and orientation of the proposed extension in relation to the neighbouring properties the impact has been closely assessed. Taking into consideration and the characteristics of the site, the proposal is not expected to cause any disproportionate harmful impact in terms of residential amenity.

The application is therefore acceptable in terms of residential amenity in compliance with Local Plan Policy GD1 and D1.

Significant weight has been given to the impact on residential amenity.

Highways

Whilst the proposals increase the floor space of the dwelling, the number of bedrooms remains the same. Off-street parking is also retained for at least two vehicles.

As such, the scheme is acceptable from a highways development control perspective in compliance with Local Plan Policy T4 New development and Transport Safety and SPD: Parking.

Moderate weight has been given to 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

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

The LPA have worked proactively with the applicant to make the necessary amendments to ensure the development is compliant with the development plan.

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.