

Application Reference: 2026/0367

Site Address: 63 Rosefinch Road, Goldthorpe, Rotherham, S63 9FS

Introduction: This application seeks planning permission for a Single storey rear extension to dwelling

Relevant Site Characteristics:

The dwelling is contemporary styled red brick, detached house with what appears to be a single storey rear extension, but is an original feature. The dwelling features an open plan front garden with parking provision, I, and an enclosed rear garden. The original integral garage has previously been converted into an office, with a new window replacing the garage door.



Relevant Site History

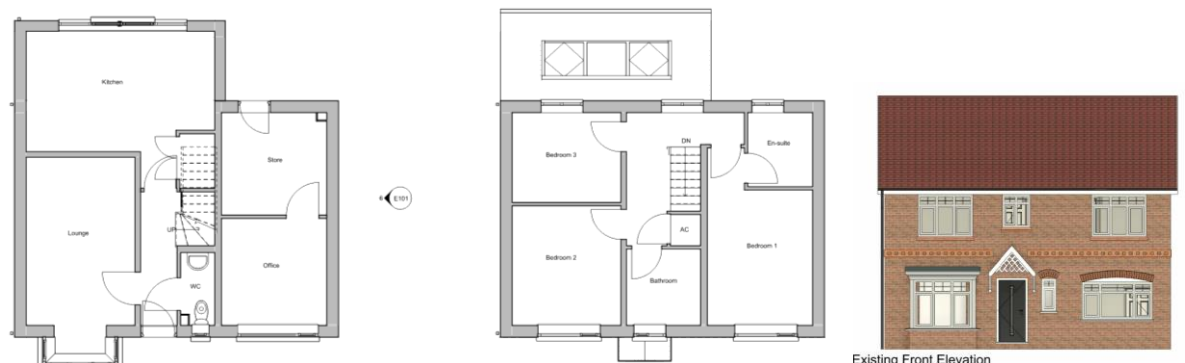
2019/1274: Residential development of 116 dwellings and associated works (Reserved Matters for approval of details relating to layout, scale, design, external appearance and landscaping in relation to application 2018/0103). (Amended Plan) – Approved subject to legal agreement on 5th January 2021

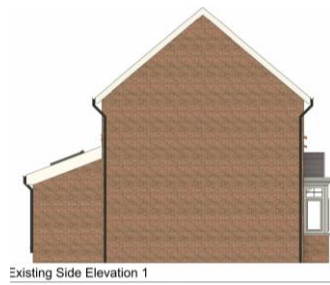
2023/0833: Lawful development certificate for conversion of the existing domestic garage to form a home office space, replacing the existing garage door with a new window and the creation of a new door way on the side elevation – Approved with conditions 2nd November 2024

Detailed description of Proposed Works

The proposal is a ground floor rear extension, attaching to the existing extension style aspect of the original dwelling. The rear projection would be approximately 5.26m, although only 3m beyond the existing ground floor “extension”.

Existing and Proposed Floor Plans, and Elevations





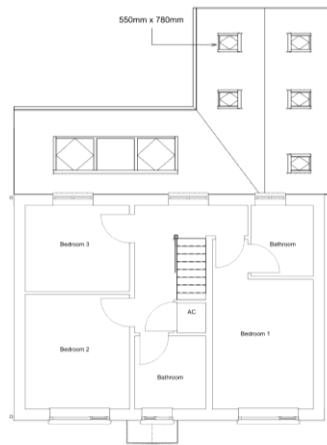
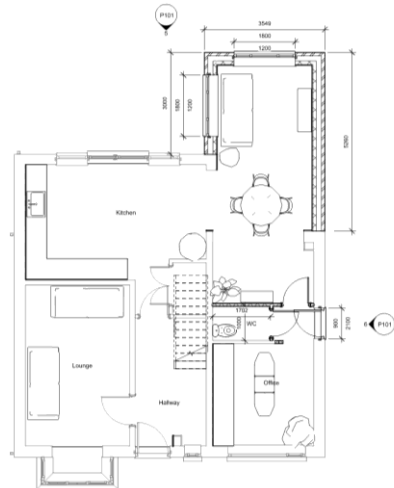
Existing Side Elevation 1



Existing Side Elevation



Existing Rear Elevation
1:50



Proposed Front Elevation



Proposed Side Elevation 1



Proposed Side Elevation



Proposed Rear Elevation

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 relatively modest despite in effect being an approximate 5.26m extension, given the existing single storey rear projection of the existing dwelling. In terms of footprint, the proposed extension would only be approximately 18 sqm in comparison to the approximate 77 sqm existing ground floor footprint, representing around a 23% increase.

In terms of height, the proposal features an acceptable eaves height of approximately 2.58m, matching the original rear protrusion's eaves height, and a maximum roof height of around 3.9m. The roof height is slightly higher than the original protrusion, with its approximate maximum height of 3.83m. Both maximum heights are taken on the northern elevation, adjacent to the allotment gardens. Whilst the eaves height remains constant, the roof height of the original protrusion and proposed extension are 3.57m and 3.67m respectively from the adjacent ground level on the southern elevation., but the land level does then drop slightly.

Regarding design, the proposal would use materials of a similar appearance to those used within the existing dwelling, which includes, brickwork, roofing materials, rooflights and window. A proposed additional entranceway on the original side elevation of the dwelling is proposed, which would be of a standard size, although the installed door itself maybe different to the black door installed on the front elevation. The previously proposed door from the 2023 LDC application does not appear to have been installed, and although now proposed further along the side elevation of the original dwelling, would remain as previously, something which could be completed through permitted development.

With a modest scale and complementary design to the original dwelling, the proposal would be compliant with local policy GD1 and D1, which carry moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

The dwelling has multiple neighbours to the rear of their garden and an adjacent neighbour on the south of their dwelling, but no residential neighbours in the adjacent allotment gardens to the north. With the extension being ground floor only, maintaining a 7m distance to the rear boundary, and being enclosed by a reasonably high fence, there would be little or no impact for neighbours to the rear.

There is less than a 1m gap between the application dwelling and the boundary treatment with the neighbouring dwelling. Whilst the extension is approximately 5.26m in length, as with the application dwelling, the neighbouring dwelling also features a ground floor rear protrusion. The blank brick wall of the neighbour's protrusion forms the initial boundary treatment for the two dwellings, running for approximately 2.26m before the fence starts. With the proposal extending 3m beyond this point, it would be comparable to an extension being completed through permitted development, if this method had been allowed in the desired location.

Whilst it is recognised that there would be a modest amount of harm to the amenity of the neighbouring dwelling, due to the extent of the extension, and it being taller than the boundary treatment, there would be minimal impact on natural light levels, as the sun rises in the east, to the rear of both dwellings gardens, and proceeds southerly, where the proposed extension would only potentially block sunlight for the applicants garden, before setting in the west, at the front elevations of both dwellings. The standard 45-degree test has also been checked, and a straight line from the approximate centre of the neighbouring dwelling's rear glazed unit, closest to the application dwelling, at an angle of 45-degrees, is not intercepted by the applicant's proposed extension.

With a modest impact on amenity, caused by potential overbearing, but partially mitigated by no, no direct overlooking, minimal impact on natural light levels. And no breach of the 45-degree rule, the modest impact would not cause significant harm and would be considered in accordance with local policy GD1. This carries moderate weight in favour of the proposal.

Highways

There are no alterations proposed to the access or parking provision at the front of the dwellinghouse. Therefore, the minimum requirements of two parking spaces of 2.5m by 5m each is maintained, and there would be no impact on 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

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

- Location Plan PP-14924810v1
- Existing Location Plan and Proposed Block Plan 2379 Bl101
- Existing Site Plan, Floor Plans and Elevations 2379 E101
- Proposed Site Plan, Floor Plans and Elevations 2379 P101

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 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.