

Application Reference: 2025/1064

Site Address: 15 St Matthews Way, Monk Bretton, Barnsley, S71 2HD

Introduction: Proposed side and rear extension to dwelling.

Relevant Site Characteristics

The property is a detached bungalow within the Monk Bretton area. The dwelling is located on a corner plot and provides a substantial side and rear garden. A gravelled area is located to the front of the dwelling. The bungalow is constructed from red brickwork and provides a gable roof form.

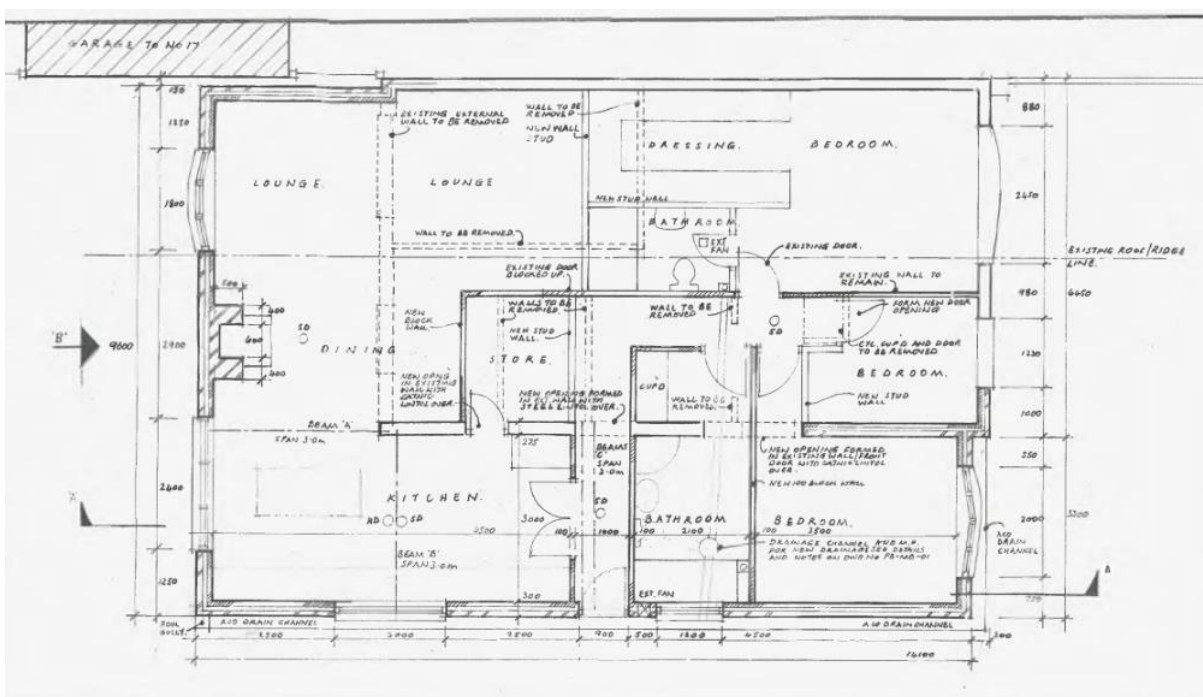
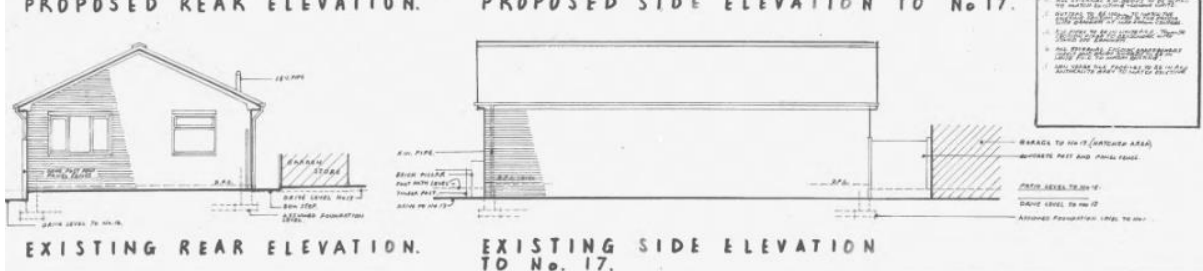
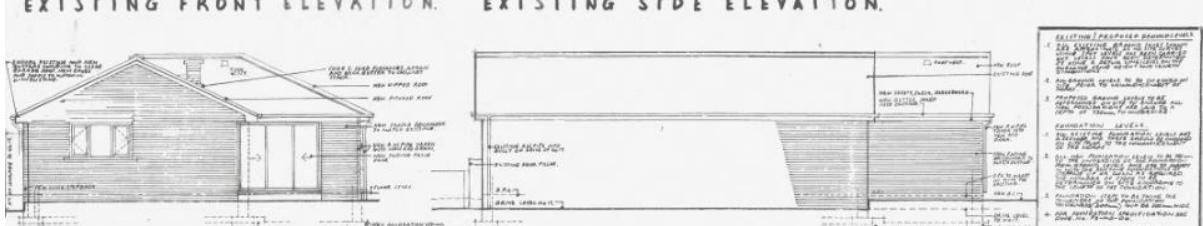
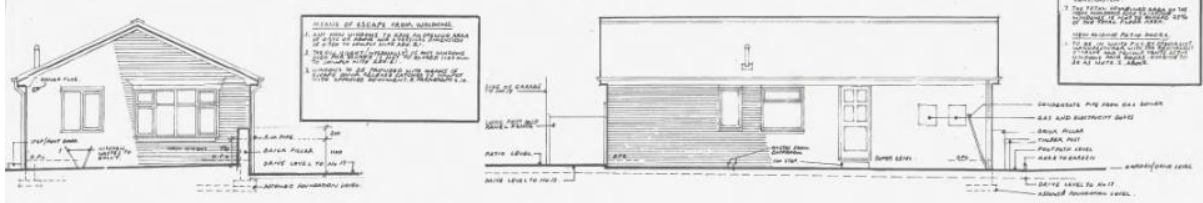
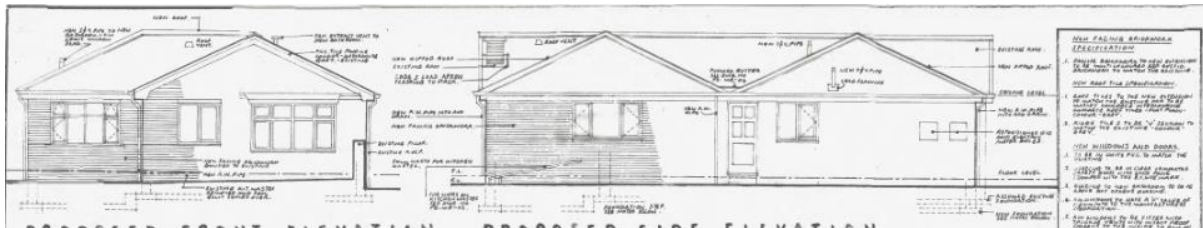
The surrounding area is characterised by detached properties, both two storey and bungalows. Brickwork is used in the area along with gable roof forms.

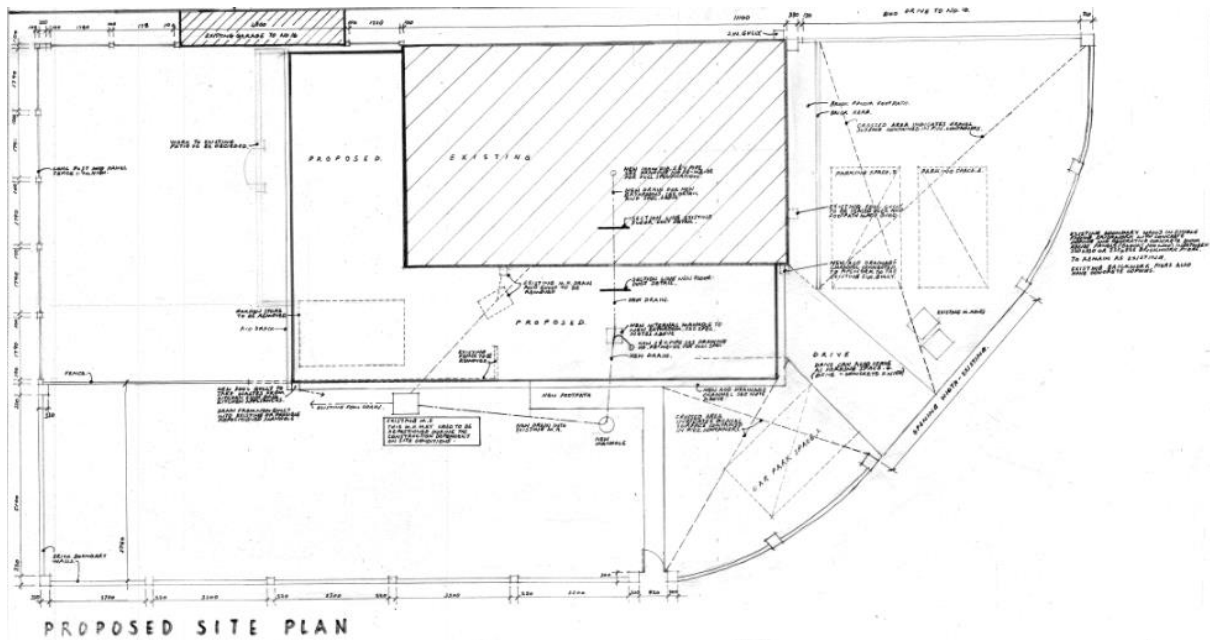
Relevant Planning History

Application Reference	Description	Status
B/74/0616/BA	Amendments to house types and layout	Historic

Detailed description of Proposed Works

The applicant is seeking permission to erect a single storey side and rear wrap around extension. The side extension would have an approximate projection of 3.2 metres and an approximate rear projection of 3.1 metres. The rear extension would extend the existing gable roof form allowing the side extension to make use of two hipped roof form elements. An approximate eaves height of 2.6 metres is proposed along with an approximate ridge height of 4.3 metres. Glazing is proposed to the front elevation to service a bedroom. Two windows are proposed to the side elevation to service a bathroom and a kitchen. A door is also proposed to the side elevation. A window is detailed to the rear elevation to service a lounge and sliding doors are details to service the kitchen. Matching materials are proposed. Three parking spaces are proposed, two to the front residential amenity space and one to the side garden.





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 '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 design of a single storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling). On corner plots the sideways projection of a single storey side extension should not exceed more than half the width of the existing gap between the original dwelling and the side boundary.'

The proposed rear extension would provide a modest rearward projection of only 3.1 metres. This is considered a relatively small projection which would not be detrimental to the character of the dwelling. The proposal benefits from a matching gable roof type which is a continuation of the existing dwelling.

The proposed side extension provides a modest projection which is less than half the width between the dwelling and the boundary and is therefore compliant with the House Extensions SPD for side extensions on corner plots. The two proposed hipped roof forms are considered acceptable given any other roof form would require either an extremely shallow roof pitch or even a flat roof. The proposed roofs are therefore considered acceptable. The use of hipped roofs prevents gable side elevations and allows the proposal to be less dominant in the street scene.

Glazing is proposed to the dwelling which provides similar size and scale to the existing dwelling. The proposal details matching materials which allows the proposal to remain in keeping with the character of the dwelling.

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 considerable weight in favour of the application.

Impact on Neighbouring Amenity

The proposed side extension would not be impactful on neighbours to the north given the proposal would be distanced by the highway. The use of a hipped roof form also allows the proposal to reduce in height towards the boundary, reducing the impact of the proposal.

The proposed rear extension would be to the north of 17 St Matthews Way and would therefore not significantly impact neighbouring loss of light. The rear extension would be screened to the south by an existing flat roofed garage and boundary treatment. Substantial boundary treatment is also located to the rear of the site, preventing any opportunity for

significant overlooking from the rear elevation of the proposal and reducing the impact of the proposal.

The proposed side elevation window to service a bathroom shall be conditioned to be obscured glazing in order to protect the privacy of both the applicant and 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 considerable weight in favour of the application.

Highways

The proposal would increase the number of bedrooms on site from 2 to 3 and the extension is partially proposed on the existing driveway, reducing the on-site parking facility to 1 parking space. The proposed site plan details 3 parking spaces are to be created in addition to the existing driveway. The proposal is therefore considered to allow for acceptable levels of on-site parking.

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 considerable 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

It has been necessary to make contact with the applicant to make amendments to clarify if the proposal will have any impact on the existing boundary treatment and to ensure acceptable levels of on-site parking are provided. No alterations to the existing boundary treatment was confirmed and an amended site plan was provided on the 26th January 2026.

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:

Site Plan DwgNo:PB-MB-01 Rev:A

Existing and Proposed Plans DwgNo:PB-MB-03

Existing and Proposed Elevations DwgNo:PB-MB-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 and in accordance with Local Plan Policy D1 High Quality Design and Place Making and Local Plan Policy HE1 The Historic Environment.

- 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 side elevation window servicing a bathroom shall 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 and of the occupiers of the dwelling to the east in accordance with Local Plan Policy GD1 General Development.

- 5) The parking facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and shall be retained thereafter. Measures shall be so designed into the proposed vehicular areas to avoid the discharge of surface water from the site on to the highway.

Reason: To ensure that there are adequate parking facilities to serve the development which are constructed to an acceptable standard; to ensure adequate provision for the disposal of surface water and to prevent mud/debris from being deposited on the public highway and to prevent the migration of loose material on to the public highway to the detriment of road safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.

Informative(s):

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.