

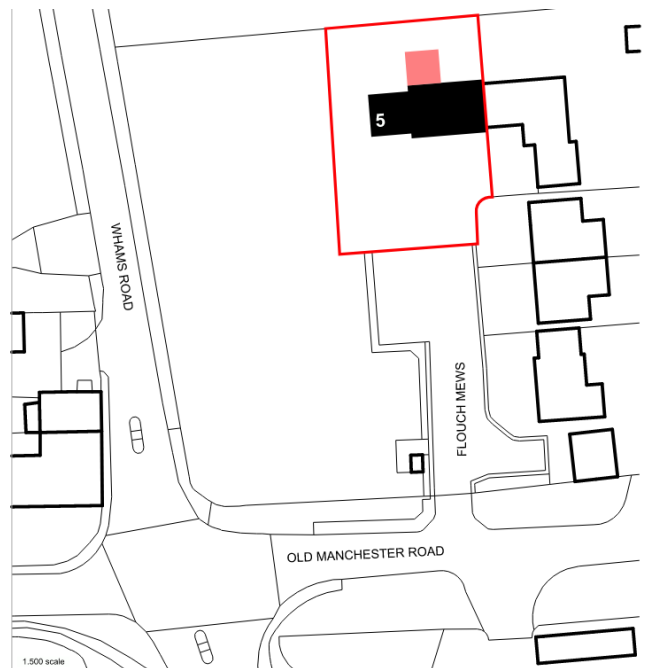
**Application Reference:** 2026/0391

**Site Address:**

**Introduction:** This application seeks full planning permission for a single storey rear extension to dwelling.

**Relevant Site Characteristics:**

Located on the site of a former public house and inn on the former A628, the dwelling is one of five contemporary dwellings located within a small, gated community. There is a commercial premises opposite to the housing development, and a few cottages within the area. The dwelling itself is an unusually designed semi-detached dwelling. The unusual aspect arises from the application dwelling being a yellow stone (or faux stone) built dwelling with the characteristics of a detached house, and a high roof, but attached to a red brick house of differing design and featuring a much lower roof height. Attached to the western elevation of the application dwelling is an attached single storey garage, which appears as an extension but is seemingly an aspect of the dwelling as originally constructed. The front of the dwelling features a driveway partially shared with the attached dwelling, a shared courtyard with the development, and an enclosed side and rear garden, split across two levels.



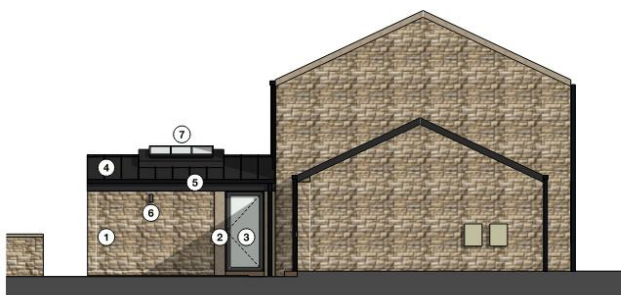
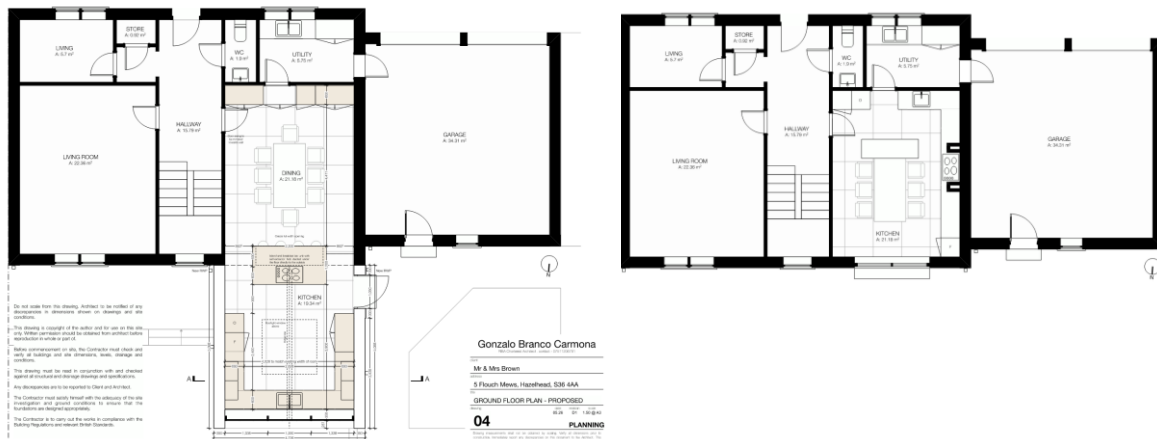
**Site History**

| Application Number | Description                                            | Approved or Refused |
|--------------------|--------------------------------------------------------|---------------------|
|                    | Variation of Condition(s)                              | Approved            |
| 2012/0265          | Demolition of building and erection of 5 no. dwellings | Approved            |

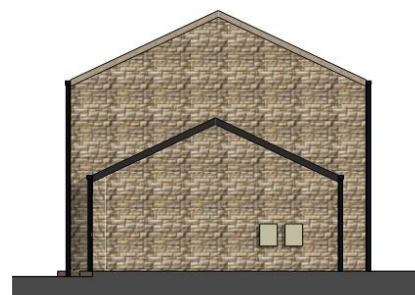
**Detailed description of Proposed Works**

The proposal is for single storey rear extension with a rear projection of approximately 5.09m and predominately constructed of materials of a similar appearance.

## Existing and Proposed Floor Plan



WEST ELEVATION - PROPOSED



WEST ELEVATION - EXISTING



NORTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION - EXISTING AND PROPOSED

## 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 GB1: Protection of Green Belt
- Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt
- 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

Section 13 - Protecting Green Belt land – particularly paragraphs 153 and 154(c)

#### **Proposals affecting the Green Belt**

153. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

154. Development in the Green Belt is inappropriate unless one of the following exceptions applies:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

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 of Development and Green Belt Assessment

The proposal seeks planning permission for a ground floor rear extension with a rear projection of approximately 5.09m, a dual pitched roof with roof lantern, with an approximate maximum height of 3.98m. The application site is within the Green Belt.

Paragraph 153 of the NPPF sets out that when considering any planning application(s), LPAs should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Such circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other resulting harm is outweighed by other considerations.

Paragraph 154 of the NPPF establishes the exceptions where development in the Green Belt should not be considered inappropriate.

Paragraph 154(c) of the NPPF establishes that the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building should not be considered inappropriate development in the Green Belt.

Local Plan Policy GB1 establishes the Green Belt will be protected from inappropriate development in accordance with national planning policy.

Local Plan Policy GB2 reflects the aim of paragraph 154(c) of the NPPF and states that development in the Green Belt is not inappropriate if it comprises the extension or alteration of an existing building provided that it would not result in disproportionate additions over and above the size of the original building.

Original means as existed in 1948 or if constructed later, as it was built. Floorspace is calculated by external measurement of the building and floorspace within roof spaces will not be considered. Outbuildings will only be considered in calculating the cumulative additions to the original dwelling.

- Original dwellinghouse – 280 sqm
- Proposed additions – 24 sqm
- Total resulting cumulative floor space – 304 sqm.

With no existing extensions or outbuildings, the resulting floorspace, would be approximately 304 sqm which would be an 8.6 % increase in comparison to the original dwellinghouse. As such, the minor increase would accord with local plan policy GB2 which allow for up to 100% increase.

Overall, the proposal is considered acceptable in respect of paragraph 154(c) of the NPPF and Local Plan Policy GB2, which carried moderate weight in favour of the proposal. Further consideration should be given to the design/visual appearance of the proposal, impact on neighbouring properties and highways safety. These considerations are discussed in more detail below.

#### Scale, Design and Impact on the Character

The proposed extension is modest in size in comparison to the host dwelling. It will not be located close to public footpaths, limiting public visibility of the proposal. In essence predominantly only vehicles travelling along the adjacent A616 road would potentially view the extended dwelling and even if so, given that the proposal includes matching materials, it is unlikely that the extension would appear out of character.

On balance, the proposal would be considered to have only a minor impact on the scale, design and character of the dwelling, and the proposal would therefore be compliant with local policy GD1 and D1, which carry moderate weight in favour of the proposal.

#### Impact on Neighbouring Amenity

With no neighbour objections to the proposal, which is also another piece of mitigation for the scale and design of the proposal being considered acceptable, the proposal whether specifically designed as such, or not, would have minimal impact on its attached neighbouring dwelling, and no impact within the broader development.

With its relatively narrow width and location towards the western elevation of the dwelling, there is an approximate 6.4m distance between the side elevation of the extension and the attached neighbouring on the eastern elevation. Because of this location, the proposal passes the 45-degree rule in relation to the neighbouring dwellings closest rear elevation ground floor window. The maximum height of the proposal is at approximately 3.98m to the roof lantern, measured on the rear elevation. However, because of ground level differences, the maximum height would be reduced to between approximately 3.43m and 3.92m. As noted in the above section, the proposal would not be directly visible and therefore would have no impact on other neighbouring dwellings within the estate.

With at most a limited impact on the neighbouring dwelling only, the proposal would be considered in accordance with Local Policy GD1 which carries moderate weight in favour of the proposal.

#### Highways

There are no proposed changes to access or parking provision, which means 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**

It was necessary to make contact with the applicant during consideration of the application, but ultimately amended plans were not required, as the original plans were deemed acceptable.

#### **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.**