

Application Reference: 2026/0667

Site Address: 2 Whin Gardens, Thurnscoe, Rotherham, S63 0PJ

Introduction: This application seeks full planning permission for the erection of single storey front extension to dwelling (Retrospective)

Relevant Site Characteristics:

The dwelling is a red brick semi-detached dwelling located in a relatively large corner plot at the junction between Whin Gardens and Merril Road. Images from Google Street between 2009 and 2025 confirmed the dwelling featured a ground floor side extension with attached garage, a separate front extension, and a heightened front boundary wall since at least 2009.

As noted below, a front extension approved in 1996 did have planning consent and did comply with original conditions for an extension to be constructed of red brick and roof tiles to match those with the original dwelling. Other features of this extension was its shallow front projection, mono-pitched roof and full width across the original front elevation of the dwelling.



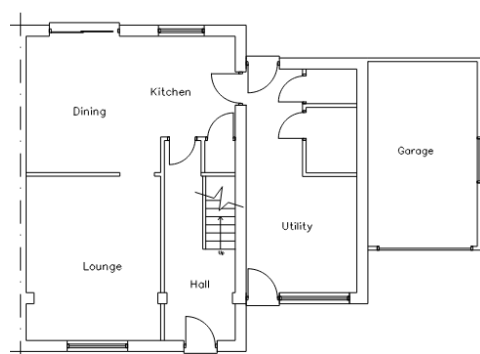
Site History

Planning application B/96/0081/DE allowed for the erection of front single-storey extension.

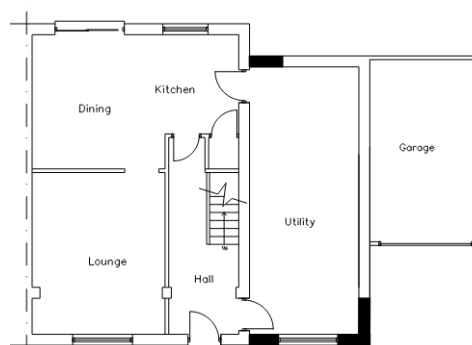
Detailed description of Proposed Works

As this is a retrospective planning application, the work has already started. What was indicated on the submitted plans was for an extension to an existing front extension, which would link it with an existing side extension, which also features an attached garage. This relatively small addition would create a wraparound extension, extending the front elevation of the dwelling on to the side extension. A slightly higher redesigned roof is also proposed to harmonise the front and and extensions.

Existing and Proposed Floor Plans and Elevations



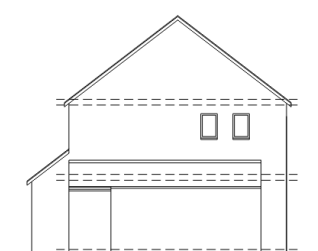
Ground Floor As Existing



Ground Floor As Proposed



Front Elevation as Existing



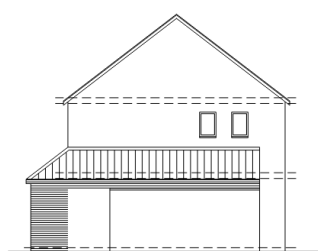
Side Elevation as Existing



Rear Elevation as Existing



Front Elevation as Proposed



Side Elevation as Proposed



Rear Elevation as 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 T4: New Development and Transport Safety

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework 2026 sets out the overarching planning framework for England and has replaced the previous version published in December 2024. It has introduced a revised structure comprising national decision-making policies organised by policy code rather than paragraph number. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development and states that in all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in the NPPF should be approved without delay.

Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The most relevant sections are:-

Section 3 - Decision making policies

Section 4 - Achieving sustainable development

Section 14- 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 (Adopted March 2024)
- Parking (Adopted November 2019)

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 principle of a single storey front extension to the dwelling has been established since it was approved in 1996 and has appeared to change little on images available between 2009 and 2025. With much of the proposed work refreshing the design of the original front extension, with a new roof and an approximate 4.3 sqm extension comprising of a matching front projection of 1.3m and sideways projection of 3.3m.

The resulting front extension is now a wraparound extension, and excluding the attached garage, which is set back from the front extension, has a total width of approximately 9.42m. Of this 9.42m width, both previously and currently, the projection from the original side elevation of the dwelling is 3.3m, which is less than two thirds the original dwelling's approximate 6.12m width. Again, excluding the garage, the combined front and side extension would occupy less than fifty percent of the width between the original side elevation of the dwelling and the side boundary of the curtilage, which is over 14m at its narrowest point.

When the attached garage, which is set back approximately 5.45m from the front boundary treatment and 1.45m from the extended front extension is included within the measurements, the width of the whole combined wraparound extension and garage is approximately 6.37m. This measurement would be more than two thirds of the width of the original dwelling. However, with a minimum width of 14m width between the original side elevation and the side boundary, the overall width would remain at less than fifty percent of this measurement.

The total width of the newly created wraparound extension and attached garage, much of which was already established, would not be fully compliant with the two thirds widths rule, as advised within the SPD House Extensions and Other Domestic Extensions. However, due to the limited scale of the proposed 'infill' aspect of this proposal, along with a limited increase to roof height of the side extension, increasing at ridge height by approximately 0.3m, there would be a limited impact on the scale of the dwelling.

As with the limited impact caused by the increase in scale of the proposal, the design of the expanded extension, which has already been started, continues to harmonise with the original dwelling. Whilst the brick work varies slightly between the original dwelling, the existing extension and proposed extension, this is unavowable and would remain as being considered as matching materials.

Furthermore, the new roof, once complete but as indicated on the plans would help harmonise the previously separated front and side extensions into a coherent wraparound extension, albeit with a larger than would be usually allowed scale due to the inclusion of the attached garage. However, as noted the garage is set back from the front elevation of the extension, and is also set back from the side and front boundary treatments.

Overall, the proposal, once fully completed, should sit well with the original dwelling and whilst not strictly in keeping with local policy guidance or the broader street scene, only a modest amount of harm could be attributed to the scale, design and character of the original dwelling and street scene. However, given the longstanding presence of much of the overall structure, the impact of the current works, once completed, would only be considered as having a limited impact on the scale, design and character of the dwelling, as it stood before work on these latest proposals had started.

Given the above, the proposal would be considered in accordance with Local Policy GD1 which carries moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

With such a modest impact in the scale and design of the proposal, with the most significant change of sideward projection and increase in roof height, both occurring away from the boundary treatment of the attached neighbouring dwelling, there would be little or no impact on their amenity.

With the proposals having no potential impact on other neighbouring dwellings, more than what may already have occurred through previous unapproved works, the proposal would be compliant with local policy GD1 and D1, which carry moderate weight in favour of the proposal.

Highways

Existing off street parking provision comprises of potentially the garage, and a small driveway in front of the garage. Whilst this may not meet current highways parking standards, as there is no increase in bedroom numbers, alteration of access to the site or a reduction in parking provision, the proposal would not require additional parking provision to be provided. With no such alterations to parking or access, 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

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

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 approved shall be carried out strictly in accordance with plans
 - Existing and Proposed Plans and elevations 2026/0077/0001 Rev A
 - Location Plan TQRQM26226152007139

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.

2. 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.