Application Reference: 2026/0449

Site Address: Stone Croft, Halifax Road, Wortley, Sheffield, S35 7DB

Proposal: Increase height of front and rear gable to allow for additional 1st floor accommodation, insert new window and door openings and enlargement of rear terrace area.

Relevant Site Characteristics

The property is a late 20th century detached dwelling within the Wortley area and is located within the Wortley Hall grade II registered park and garden. The dwelling features a pitched roof with a gable element to both the front and rear elevation. The dwelling is constructed from stone and the roof from tiles. An infill conservatory extension is located to the rear of the dwelling. The site is accessed via a driveway to the rear of the dwelling between 'The Barn Rear of Beech House' and 'Beech House'. A modestly sized garden is located to the front and between the dwelling and Halifax Road. Large trees are located within the front garden which are protected by a Tree Preservation Order. The house is sited above Halifax Road with a dry-stone wall retaining the front garden and separating the site from the highway.

The surrounding houses are of a similar scale and style to the site and characterised as detached properties, constructed from stone and utilising pitched and gable roof forms and features. Terraced properties are located opposite the site and across Halifax Road. The terraced properties are constructed from similar materials to the site. Although not within the conservation area, Wortley Conservation Area is noted to be located to the south of the site and surrounding houses.

Relevant Planning History

Reference	Description	Decision
B/90/1436/WO	Erection of detached dwelling (outline)	Refused
B/94/0496/WO	Erection of detached dwelling	Refused
B/94/1156/WO	Erection of detached bungalow with integral garage	Permission Granted
B/99/0139/WO/TF	Felling of two Sycamores, crown lift, clean and dead wood four Sycamores within TPO No. 20/1990.	Consent Granted
2009/0961	Demolish existing detached garage and erection of two-storey side extension to provide garage with living accommodation over.	Approve with Conditions
2011/0950	Crown clean and crown reduce 7 trees (6 Sycamore and 1 Beech Tree) covered by individual and group TPOs 20/1990.	Approve with Conditions

Detailed Description of Proposed Works

The applicant is seeking permission to increase height of front and rear gables to allow for additional accommodation at first floor level and to insert new window and door openings and to enlarge the rear terrace area.

The gables are proposed to be increased in height to match the existing 6.14 metres ridge line of the existing roof. The rear gable ridge would be increased by approximately 1.3 metres proving an approximate ridge height of 6.14 metres and an approximate eaves height of 4.1 metres. The rear gable would have an approximate width of 6.3 metres. Glazing is proposed to the rear elevation gable servicing a bedroom.

The front gable ridge would be increased by approximately 1.6 metres providing an approximate ridge height of 6.14 metres and an approximate eaves height of 4.5 metres. The front gable would have an approximate width of 5.2 metres. Glazing is proposed to the front elevation including a Juliet balcony to service a bedroom.

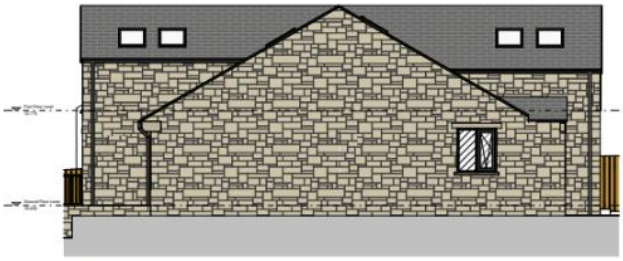
Alterations are proposed to the front elevation glazing to replace the existing glazing with bifold doors spanning approximately 3 metres and servicing a kitchen/diner. The front elevation glazing of the gable at ground floor level is proposed to be sliding doors, spanning approximately 2.7 metres.

Rooflights are proposed to the front roof plane of the dwelling and to all roof planes of the gables. Alterations are proposed to the rear elevation. The rear elevation window servicing a master bedroom is proposed to be altered to a door and window combination to allow access to a lobby. The rear elevation conservatory is proposed to be removed.

The south elevation glazing servicing a bathroom and a bedroom is proposed to be removed. The north elevation glazing servicing store rooms and the door are proposed to be removed and replaced by windows servicing a bedroom and en-suite.

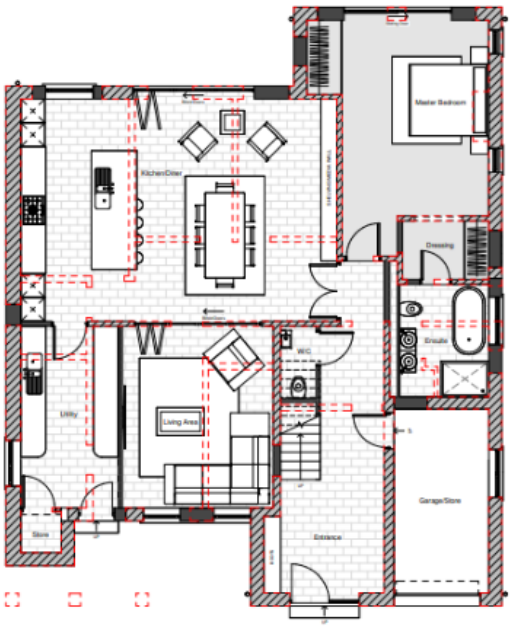
The existing terrace area between the dwelling and the highway is proposed to be enlarged.


Proposed North-East Elevation

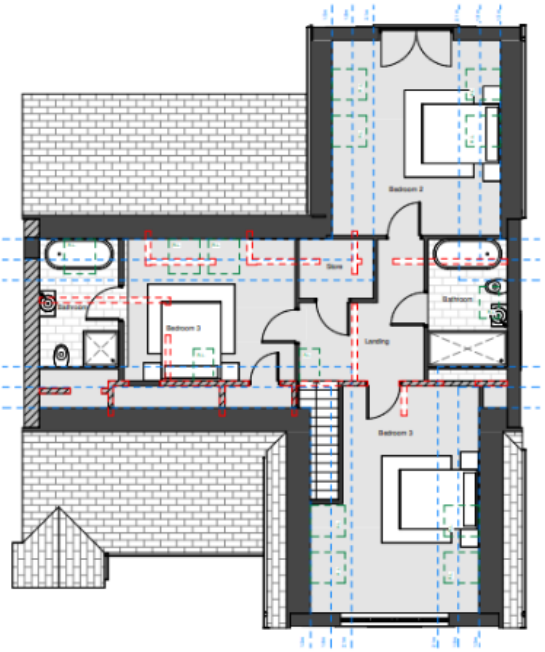

South-East Elevation


South-West Elevation


North-West Elevation



Proposed Ground Floor Level



Proposed First Floor Level



Proposed Site



Location Plan





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
- Policy HE1: The Historic Environment
- Policy HE4: Developments affecting Historic Areas or Landscapes

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

Section 20 – Conserving and enhancing the historic environment

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.

Three representations have been received raising the following material planning considerations:

The increased gable heights would have an overbearing and dominant impact creating an oppressive and overbearing nature and reducing sunlight and daylight causing overshadowing of neighbouring properties and gardens. The scale of the proposal is disproportionate to its plot and neighbouring properties. The enlarged first floor windows would increase opportunity for overlooking into neighbouring gardens resulting in a loss of privacy. The proposed Juliet balcony would allow for elevated views, impacting neighbouring privacy. The proposed rooflights would also allow for increased levels of overlooking. The proposed terrace would allow increase external activity and the opportunity for overlooking. The proposal would increase the required parking on site which is already considered to be insufficient and too narrow and would increase noise and disturbance. The proposal would negatively impact the appearance of the Wortley Conservation Area.

A non-material planning concern has been raised as to the impact of the proposal on the drainage facility of the site.

Consultees

Conservation Officer – No Objection

Tree Officer – No Objection

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, Heritage and Impact on the Character

Objections have been received raising concern as to the scale of the proposal being disproportionate to its plot and neighbouring properties and the proposal negatively impacting the appearance of the Wortley Conservation Area.

The Supplementary Planning Document for House Extensions states 'Proposals for house extensions, roof alterations, outbuildings and other domestic alterations should be of a scale and design which harmonises with the existing building and be subordinate'

The front elevation of a building is the most important for its contribution to the street scene. Generally, therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene or cause overshadowing to neighbouring dwellings. Large extensions and conservatories are likely to appear particularly intrusive and will not normally be acceptable.

Extensions at the front of individually-designed, detached houses, which are set back from the highway or set on staggered building lines, may, in certain circumstances, be acceptable. However, the extension must complement the original house and not adversely affect any adjacent property or the street scene.

Extensions to the rear of detached houses will be considered on their design merits and where no adjacent properties are affected.'

The proposed increase in height of the existing front gable is considered to provide a modest height increase of approximately 1.6 metres, ensuring the proposal does not exceed the existing roof height of the dwelling. Given the front gable would not exceed the existing dwelling ridge height, the existing roof is considered to remain the dominant features of the front elevation. Furthermore, the gable itself provides a matching roof type, width and projection to the existing gable, retaining the dwellings building line, design and character. The impact of the front gable on the street scene is also considered to be reduced given the dwelling is significantly set back from Halifax Road and is significantly screened by trees.

The proposed increase in height of the existing rear gable is considered to provide a modest height increase of approximately 1.3 metres, ensuring the proposal does not exceed the existing roof height of the dwelling. In the same manner as the proposed front gable, the proposed rear gable would not exceed the existing roof height of the dwelling and would provide a matching roof form, width and projection to the existing gable.

The proposed glazing within the gables extending upwards into the roof form is acknowledged to be significant, however would provide a modern design which allows increased light to reach the rear of the bedrooms. The proposed glazing would also be similar to the glazing located within the north elevation of The Barn.

The site is not within the Wortley conservation area however is located within the registered park and garden of grade II listed Wortley Hall. The conservation officer has been consulted and considers the works to result in a relatively minor change to the appearance of the building. Given the dwelling is considered a modern dwelling that makes a neutral contribution to the grade II registered park and garden at Wortley Hall, the proposed alterations and modern glazing design would not detract from the registered park and garden and nearby conservation area.

The removal of the existing rear conservatory extension is considered to be an improvement to the site which would reduce the floor area of the dwelling on the plot.

The proposed rooflights, windows and door alterations to the dwelling are considered to be modest alterations which provide similar fenestration to the existing glazing and make an improvement with a more simplistic window design, particularly to the ground floor front and rear elevations and provides a more logical access to the dwelling.

The Supplementary Planning Document for House Extensions states 'decking and raised platforms should not have a significantly detrimental impact on visual amenity and for this reason decking will not be allowed where it is prominently located and can be easily viewed from public vantage points.'

Although the part of the garden which would be increased in height projects approximately 1.5 metres forward of the existing terrace, the floor height of the existing terrace would not be increased. The existing and proposed terrace has an approximate floor height above the garden level of 1 metre with the step down to the grassed terrace having an approximately height of 0.5 metre. Given a terrace already exists and the proposed terrace does not increase the existing height, the proposed terrace would not by detrimental to the character of the site. The proposed steps allow access to the front garden area and is proposed centrally to the dwelling.

The use of matching materials is welcomed and allows the proposal to remain in keeping with the character of the site, surrounding area, registered park and garden and is respectful to the nearby conservation area.

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 HE4 Developments affecting Historic Areas or Landscapes and as such carries significant weight in favour of the application.

Impact on Neighbouring Amenity

Objections have been received raising concerns as to the increased gable heights overbearing and dominant impact creating an oppressive and overbearing nature and reducing sunlight and daylight causing overshadowing of neighbouring properties and gardens. The enlarged first floor windows increasing opportunity for overlooking into neighbouring gardens resulting in a loss of privacy. The proposed Juliet balcony allowing for elevated views, impacting neighbouring privacy. The proposed rooflights allowing for increased levels of overlooking. The proposed terrace allowing increased external activity and the opportunity for overlooking.

The proposed front gable would be to the south of Crossfields. The front elevation of Crossfields is noted to be on a similar building line to the front elevation of the site dwelling. Although the gable would increase the roof height by approximately 1.6 metres, the proposed increase is considered modest and would not exceed the existing roof height of the dwelling and therefore is not considered to be overly dominant to the northern neighbour. The gable itself would not project further forward than the existing gable and therefore would not provide overshadowing of, or loss of outlook from, the glazing servicing habitable front elevation rooms of the neighbouring dwelling to a detrimental level. The Juliet balcony proposed to the front elevation to service a bedroom is not considered to provide any greater level of overlooking than a bedroom window would and therefore would not result in loss of privacy to neighbouring properties. Additionally, the site is acknowledged to provide significant boundary treatment to the northern boundary which helps to reduce the impact of the proposal and screen parts of the development.

The proposed rear gable would be to the south of Crossfields and Beech House and to the west of The Barn and Willow Croft. Although the gable would increase the roof height by approximately 1.3 metres, the proposed increase is considered modest and would not exceed the existing roof height of the dwelling and therefore is not considered to be overly dominant. The gable itself would not project rearward further than the existing gable and therefore would not provide overshadowing or loss of outlook to a detrimental level.

The first-floor rear elevation of the gable would provide glazing which would service a bedroom. The glazing would not provide the opportunity for overlooking towards Crossfields or its associated garden space given the glazing faces towards the east and the rear build line of the dwelling closely aligns with the east boundary of Crossfields. The rear gable glazing is screened to the north by significant boundary treatment in the form of trees and a wall and fence, preventing the opportunity for detrimental overlooking of Beech House.

The Barn does not provide rear elevation glazing. The north facing side elevation of The Barn provides small windows and a door and rooflights to the north roof plane. Given the proposed gable would face the rear elevation of the neighbouring property which features no glazing, the proposed gable would not allow for direct overlooking site lines. Due to the nature of rooflights, the proposal would not allow for direct overlooking into the neighbouring rooflights and rooms. The proposed gable would therefore not allow for overlooking which would detrimentally impact the residential amenity of the neighbouring property to the east.

Willow croft is located to the east of the site. The proposed rear gable would be significantly screened by the roof of The Barn and the existing boundary treatment between the sites. The gable is also noted to be located on the opposite side of the rear elevation of the dwelling, distancing the proposal from the neighbouring property.

The proposed rooflights would service bedrooms, a bathroom, an en-suite and a landing. The proposed rooflights would not allow for significant levels of overlooking given the rooflights are orientated upwards and therefore safeguard internal residential amenity including neighbouring properties. The proposed rooflights would therefore not allow for significant levels of overlooking.

The proposed ground floor glazing to the north elevation would service a bedroom, a garage/store and an en-suite. The boundary treatment to the north significantly screens the proposed windows and prevents any opportunity for overlooking. Nevertheless, the ground floor north elevation window to service an en-suite shall be conditioned to be obscured glazing to protect the privacy of the applicant and the neighbour to the north.

The Supplementary Planning Document for House Extensions states ‘Decking and raised platforms are commonly used where the rear garden is below the floor area of the dwelling in order to allow improved access to the rear garden and to provide a convenient outdoor amenity area on the same level as the dwelling. Decking and raised platforms are also used in other circumstances but can often give rise to increased overlooking of neighbouring dwellings and particularly their gardens.

Decking and raised platforms are commonly used where the rear garden is below the floor area of the dwelling in order to allow improved access to the rear garden and to provide a convenient outdoor amenity area on the same level as the dwelling. Decking and raised platforms are also used in other circumstances but can often give rise to increased overlooking of neighbouring dwellings and particularly their gardens.

The existing terrace provides an approximate floorspace of 13.8 square metres. The proposal would increase the floorspace by approximately 18.7 square metres to

approximately 32.5 square metres. The terrace is acknowledged to increase the floorspace, however the proposed terraced is not considered to be of a scale which would allow for significant gathering of people to the detriment of neighbouring properties. Due to the limited on-site amenity space, the proposed terrace and associated steps would allow for improved access to the residential amenity space to the front of the dwelling, significantly justifying the need for the terrace and associated steps. The terrace is also significantly screened to the north, preventing any opportunity for overlooking. The proposed terrace would therefore not be likely to detrimentally impact neighbouring properties.

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 significant weight in favour of the application.

Highways

Objections have been received raising concerns as to the proposed increased parking requirement being insufficient, too narrow and would increase noise and disturbance.

The existing dwelling provides 3 bedrooms and facilitates parking for 2 cars along with acceptable vehicular access. The parking SPD requires 2 parking spaces for a dwelling with 3 or more bedrooms. Given the site already provides an acceptable number of parking spaces and vehicular access for 3 bedrooms, increasing the number of bedrooms to 4 would not require additional parking spaces or access width. The on-site parking facility is therefore considered to be acceptable in terms of highway safety. Furthermore, the coming and going of residential cars on a site which provides acceptable on-site parking facility would not be considered to increase noise and disturbance which would be to the detriment of residential amenity or highway safety.

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 and SPD 'Parking'. This carries significant weight in favour of the application.

Trees

The proposed trees to the front of the dwelling are acknowledged to be protected by a tree preservation order. Consultation has been made with the tree officer who considers the proposed works not to impact the rooting area of canopy of the trees and as such is considered acceptable.

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

A site visit was made on the 7th August 2026. Amendments were requested during the assessment of the application to reduce the scale of the proposed gables. The agent responded to the request outlining the requirement for the scale of the gables to facilitate the first floor bedrooms and confirming that gables would be of similar scale and height to other neighbouring properties in the area.

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 plans

   Proposed Site Plan 3446-CDA-00-SP-DR-A-0400
   Proposed Plans 3446-CDA-00-ZZ-DR-A-0401
   Proposed Elevations 3446-CDA-00-XX-DR-A-0402
   Proposed Visual 3446-CDA-00-XX-DR-A-0403

   and specifications as approved unless required by any other conditions in this permission.
   Reason: In the interests of the visual amenities of the locality 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.

4. The ground floor north elevation window servicing an en-suite 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 north in accordance with Local Plan Policy GD1 General Development.

Informatives

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.