

Application Reference: 2025/1084

Site Address: 1 Eyam Close, Dodworth, Barnsley, S75 3SQ

Introduction: Single storey side extension (Amended Description)

Relevant Site Characteristics

The property is a detached dwelling within the Dodworth area. The dwelling provides a gable roof form along with pitched roof dormers to both the north and south elevations. The dwelling is constructed from brickwork. Substantial rear and side garden is provided along with a modest driveway. Substantial boundary treatment is located to the south of the dwelling, adjacent to Haddon Close and Parwick Walk.

The surrounding area is characterised by predominantly detached dwellings constructed from similar materials to the site. Directly to the south of the site is Haddon Close and Parwick Walk.

Relevant Planning History

Application Reference	Description	Status
2010/1247	Erection of side dormer extensions and juliette balcony to rear of first floor window	Refused

Detailed description of Proposed Works

The applicant is seeking permission to erect a single storey side extension to the south of the dwelling. The proposal would have an approximate projection of 4 metres and an approximate length of 7 metres. A pitched roof form is proposed with an approximate eaves height of 2.4 metres and an approximate ridge height of 3.7 metres. Glazing is proposed to the front elevation servicing a shower/utility room. A door is proposed to the side elevation providing access to the utility and a window is proposed to servicing the dining room. Sliding doors are detailed to the rear elevation. Roof lights are proposed to both the front and rear roof plane. The front elevation of the extension is proposed to be constructed from brickwork to match the dwelling and the rear and side elevation are detailed to be constructed from white render.

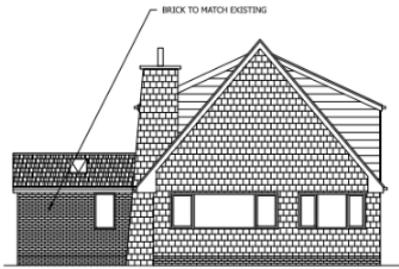
Drawing No.	Rev No.
MBB001 -003	A

IF IN DOUBT ASK!

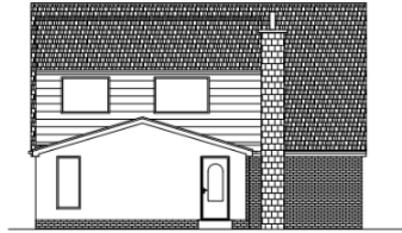
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DO NOT SCALE: Contractor to check all dimensions and report any omissions or errors

NOTES



PROPOSED FRONT ELEVATION
SCALE 1:100 AT A3



PROPOSED END ELEVATION
SCALE 1:100 AT A3



PROPOSED REAR ELEVATION
SCALE 1:100 AT A3

A	Revisions changed	By	Date	Notes

MR. A BRYON

PROPOSED ELEVATIONS

1 EYAM CLOSE
DODWORTH
BARNSELY
S75 3SQ

**PROPOSED SINGLE STOREY
SIDE EXTENSION**

PLANNING

FIRST ISSUE

Scale 1:50	Drawn by	Date
AS PER PLAN	AS	01/11/2020
Checked by	Drawn by	Date
01/11/2020	01/11/2020	01/11/2020
Project No.	Drawing No.	Project
MBB001	003	A

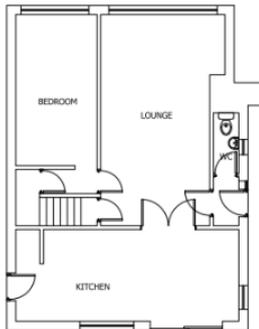
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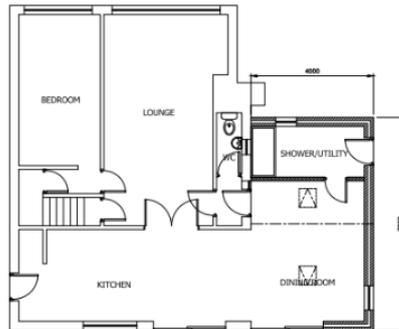
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1:1250	25	50			

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NOTES



EXISTING GROUND FLOOR PLAN
SCALE 1:100 AT A3



PROPOSED GROUND FLOOR PLAN
SCALE 1:100 AT A3

A	Revisions changed	By	Date	Notes

MR. A BRYON

PROPOSED PLANS

1 EYAM CLOSE
DODWORTH
BARNSELY
S75 3SQ

**PROPOSED SINGLE STOREY
SIDE EXTENSION**

PLANNING

FIRST ISSUE

Scale 1:50	Drawn by	Date
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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 '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 projection of 4 metres is less than half the width between the dwelling and the boundary and is less than two thirds the width of the dwelling. The projection is therefore acceptable when assessed against the house extension SPD. A pitched roof is proposed which allows the proposal to remain in keeping with the character of the dwelling and surrounding area. The proposed glazing is similar to other fenestration on the dwelling.

Matching brickwork has been detailed to the front elevation, which allows the proposal to remain in keeping with the character of the dwelling. White render has been proposed to the side and rear elevation. Given the extension is single storey and is substantially screened to both the rear and the side, the render would not be seen within the street scene and therefore would not be impactful on the character of the street scene.

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 significant weight in favour of the application.

Impact on Neighbouring Amenity

The proposed extension would not be impactful on neighbours to the south. The extension is single storey and would therefore have little impact in terms of overdominance. The extension is substantially screened by boundary treatment and the proposal is distanced by highways preventing any loss of neighbouring outlook. The extension provides glazing to the south elevation, however given the proposal is single storey and substantial screening is in place, there is little opportunity for overlooking. The glazing to service the proposed shower/utility room shall be conditioned to be obscured glazing in order to protect the privacy of both the applicant and neighbours. Additionally any glazing which would be installed on the shower/utility room door shall also be conditioned to be obscured glazing for the same reasons set out above.

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 not increase the number of bedrooms on site or impact the amount of on-site parking facility.

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 significant 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 amend the plans to allow for matching brickwork to be maintained to the rear elevation and for the front elevation of the

extension to be constructed from matching brickwork. Amendments were received 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.