

**Application Reference: 2026/0320**

**Site Address:** 1 Redthorpe Crest, Redbrook, Barnsley, S75 1JE

**Introduction:**

This application seeks full planning permission for the erection of a single storey side extension to the eastern elevation.

**Relevant Site Characteristics**

The application relates to a detached, brick built, rendered, hipped roof bungalow located on a corner plot at the junction of Redthorpe Crest and Wilbrook Rise. The property faces Redthorpe Crest to the north and takes vehicular access from Wilbrook Rise to the east. The property benefits from a single storey side and rear extension which was subject to the application outlined below.

The area is characterised by a mix of single storey and two storey detached properties; the dwellings fronting onto Redthorpe Crest are single storey, with those to the east fronting onto Wilbrook Rise are two storey.

**Site History**

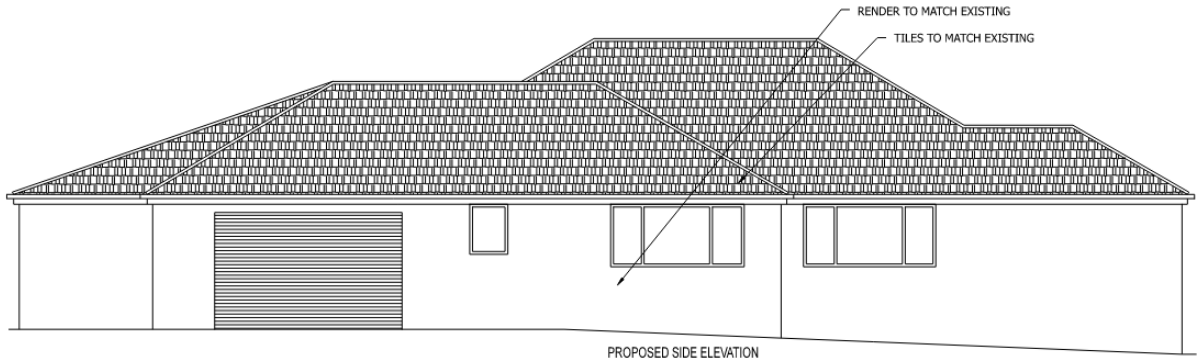
Application Reference	Description	Status (Approved/Refused)
2021/0430	Erection of single storey extensions to the rear and rear/side including attached garage to dwelling	Approved May 2021

**Detailed description of Proposed Works**

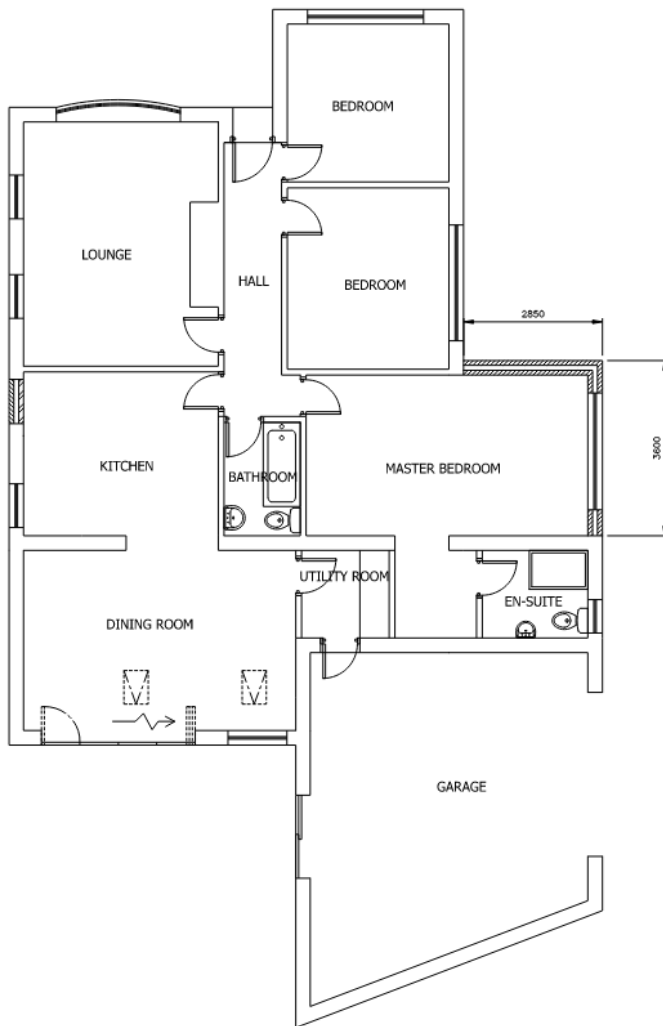
The applicant seeks permission for the erection of a single storey side extension to the eastern side elevation. The extension is to project 2.8m from the side elevation of the original dwelling, extending 3.6m forwards of the front elevation of the side and rear extension approved under application 2021/0430. The extension is to be rendered and have a hipped roof to match the existing dwelling.



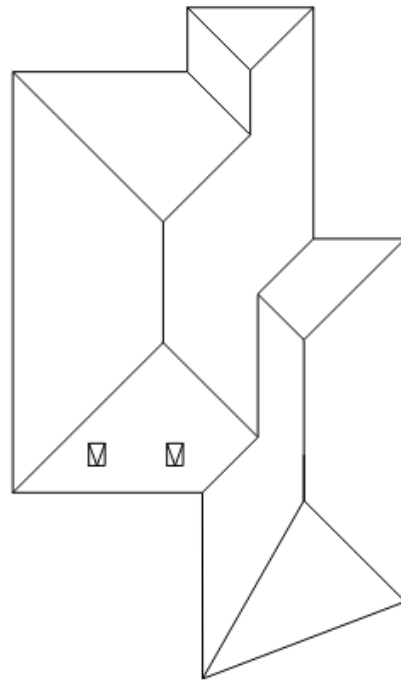
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED GROUND FLOOR PLAN  
SCALE 1:100 AT A3



PROPOSED ROOF PLAN  
SCALE 1:200 AT A3

## **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; no representations have been 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 unless the NPPF establishes a specific weight:

- 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

Supplementary Planning Document House extensions and other domestic alterations states that the design of single storey side extensions 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 2/3 the width of the original dwelling. In this instance the proposed extensions project 2.8m from each side elevation and therefore complies with the guidance set out in the SPD.

The SPD further states that, on corner plots the sideways projection should not exceed more than half the width of the gap between the side elevation of the original dwelling and the side boundary. The dwelling is set back from the Wilbrook Rise boundary by approximately 7.5m, and the proposed extensions would retain at least half of this gap. The proposal is therefore compliant with this requirement.

The SPD also advises that a two storey side extensions should have a set back from the front elevation by at least 500mm, to allow for a vertical break in the roof plane, a lowering of the ridge line and to lessen the unsightly bonding of old and new materials. While the host dwelling is single-storey, a single storey side extension to a single storey dwelling is

tantamount to a two-storey side extension to a two-storey property and therefore the principle applies in this instance; the extension is set back from the front elevation by approximately 9.5m and as such the development complies with this element of the SPD.

The design of the proposed side extension relates well to that of the original dwelling in terms of roof style, pitch and detailing and the materials proposed, in addition the fenestration of the proposed matches that of the original dwelling. This carries considerable weight in favour of the application, and it is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1.

### Impact on Neighbouring Amenity

The Supplementary Planning Document for House Extensions and Other Domestic Alterations states that 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; not adversely affect the amenity of neighbouring properties; maintain the character of the street scene and not interfere with highway safety.

The proposed single storey extension is to be located on the eastern side elevation of the dwelling within the building line of the original dwelling and the approved extension under application 2021/0430. As such there would be no detrimental increase in overshadowing or reduction in outlook from the neighbouring dwellings. This carries considerable weight in favour of the application.

The SPD advises that facing habitable room windows should maintain a separation distance of 21m. The proposed side window would be located approximately 20m from the habitable room windows on the opposing property which fronts onto Wilbrook Rise. It is acknowledged that the development falls slightly short of the required separation distance, however, it is not considered that the shortfall would lead to an increase in overlooking given that the dwellings are separated by the highway and the window is located at ground floor level, with the existing boundary treatment acting as suitable screening. This carries limited weight against the application.

In light of the 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 which carries considerable weight in favour of the application and as such is in compliance with Local Plan Policy GD1 General Development and Supplementary Planning Document House Extensions and Other Domestic Alterations.

### Highways

Supplementary Planning Document – Parking sets out the parking standards for dwellings; a dwelling comprising of 3 or more bedrooms requires the provision of 2no off street parking spaces.

The proposed development does not result in the loss of existing off-street parking, nor does it result in the requirement of additional parking provision, and as such 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**

**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.**

**Justification**

**STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015**

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application: The extension was initially designed with a flat roof, this was considered an inferior form of construction which was at odds with the dwelling and located in a prominent position.

**Conditions**

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.**

The development hereby approved shall be carried out strictly in accordance with the amended plans and specifications as approved unless required by any other conditions in this permission.

**Plan References**

MCW001 001 Location and Site Plan

MCW001 002 Existing Elevations

MCW001 003 Rev A Proposed Elevations received 2nd June 2026

MCW001 004 Rev A Existing and Proposed Plans received 2nd June 2026

**Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.**

The external materials shall match those specified within the plans outlined above.

**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1.**