

Application Reference Number:	2026/0731
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Application Type:	Householder
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Proposal Description:	Proposed front/side and rear single storey extensions to dwelling
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Location:	154 Church Hill, Royston, Barnsley, S71 4AQ
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Applicant:	Mr Glen Scott
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Third-party representations:	None	Parish:	None
		Ward:	Royston

Summary:

This planning application seeks householder planning permission for the erection of a front/side and rear single storey extensions to dwelling.

The site falls within Urban Fabric as allocated by the adopted Local Plan. Development comprising alterations to an existing residential building are considered acceptable in principle if proposals would not significantly adversely affect residential amenity, visual amenity, highway safety, and where satisfactory standards of design are achieved.

The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 4 of the National Planning Policy Framework (NPPF, 2026).

Recommendation:

Approve subject to conditions

Site Description

The dwelling is a two-storey semi-detached dwelling located on Church Hill in Royston. The dwelling is located in a purely residential area and the style of properties features brickwork at ground floor level with render above. The dwelling has a parking area to the front and a two-storey extension to the side. To the rear of the dwelling is a garden area and outbuilding.

Planning History

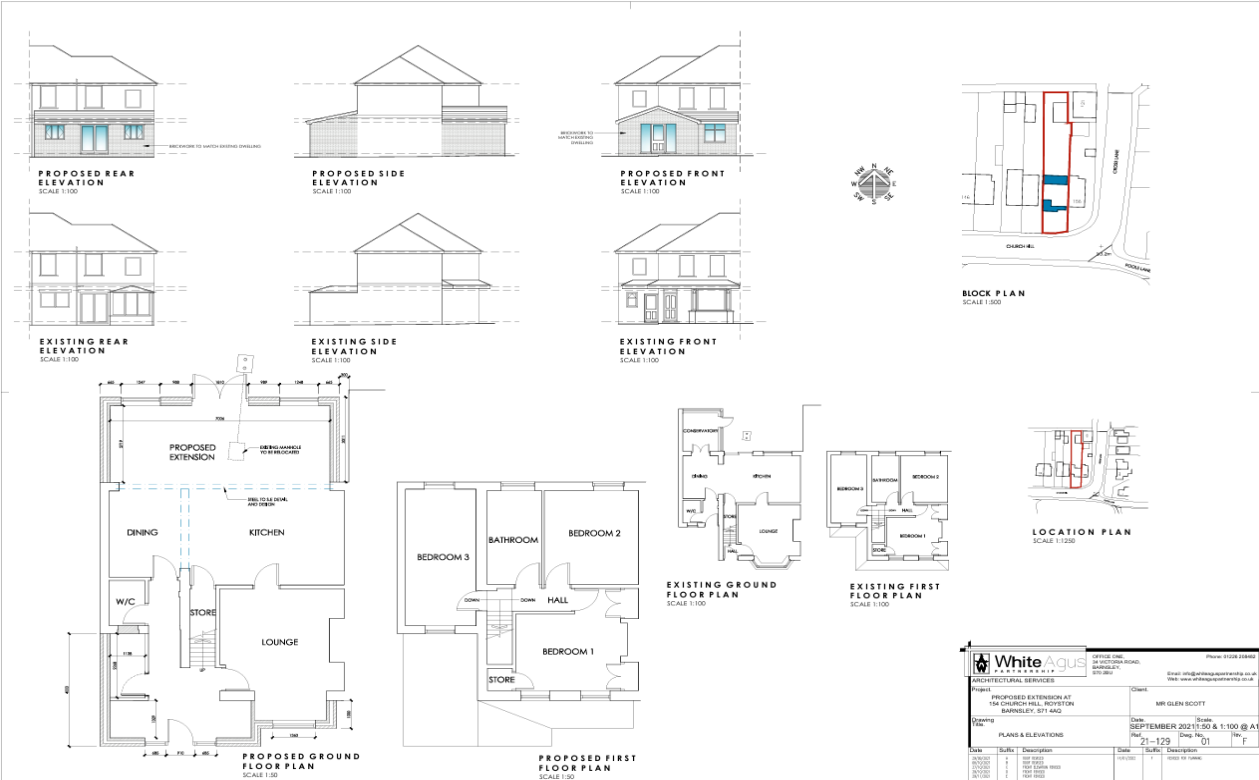
There are various relevant planning applications associated with the site.

Application Reference	Description	Status
B/90/0444/RO	Erection of private garage	Approved with Conditions
B/02/1841/RO	Erection of side two storey extension and rear conservatory to dwelling	Approved with Conditions
2021/1601	Erection of single storey extensions to front and rear of dwellinghouse	Approved with Conditions

Proposed Development

The applicant seeks approval for the erection of a single storey rear extension with a rear projection of 3 metres and a width of 7.6 metres. The extension will feature a mono-pitched roof with a ridge height of 3.3 metres and an eaves height of 2.35 metres.

The proposal also features a front extension with a front projection of 4 metres at the from the existing side extension and 1.8 metres and 1 metre from the main front wall of the dwelling with a width of 7.5 metres. The extension will feature a part pitched part mono-pitched roof with a ridge height of 3.15 metres and an eaves height of 2.25 metres. The materials used for both extensions will be matching brickwork and roof tiles.



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 on 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.

Local Plan Allocation – Urban Fabric

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

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 (NPPF) 2026 sets out the overarching planning framework for England. It has replaced the previous version published in December 2024 and 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, with paragraph 17 setting out the three overarching objectives of sustainable development: economic, social and environmental. Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal. The following NPPF sections are relevant in this case:

- 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 Documents

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

None

Representations

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 have been received.

Assessment

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that: *'Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise'*.

The NPPF at paragraph 3 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan and is a material consideration in planning decisions.

The main issues for consideration are as follows:

- The acceptability of the principle of the development
- The impact on neighbouring residential properties
- The impact on the character of the area and host dwelling
- The impact on the highway network and highways standards

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

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

Impact on Neighbouring Residential Amenity

The SPD states that for rear extensions *'on semi-detached dwellings an extension should not project more than 4 metres and again, the eaves height should not exceed 2.5 metres where the extension would project beyond 3 metres'*.

The proposed rear projection is to be 3 metres which complies with the above recommendation. This weighs significantly in favour of the proposal. It is deemed that the proposed rear extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing due to its modest rear projection. Furthermore, the extension is located on the Northern elevation of the property and would not project beyond the neighbouring rear elevations.

Overlooking from the proposed extension will be limited as no windows are proposed on the side elevations of the proposed extension. Furthermore, the windows on the rear elevation are reflective on the existing windows on that elevation and existing boundary treatments limit views to neighbouring habitable rooms and private amenity spaces. This weighs significantly in favour of the proposal.

The proposed front extension is set in from the boundary with the adjoining dwelling and only projects 1m from the existing front elevation in that location. It is acknowledged that the extension adjacent to number 152 would project 4m beyond the existing front elevation of the previous extension, however, that extension was set back behind the original front elevation and the total projection beyond the neighbouring front elevation is circa 2m. As such, the proposed front extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. This weighs significantly in favour of the proposal. Therefore, the proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Scale, Design and Impact on the Character of the Dwelling

The SPD states that *'materials should normally be of the same type, colour and texture to the existing house or as close a match as possible'*. In this case, the proposed materials for both extensions will match the existing dwelling with matching brickwork and roof tiles to be used. This weighs significantly in favour of the proposal. The rear extension is also located away from public vantage points and is a relatively modest addition, comparable to neighbouring extensions.

The proposal includes a front extension, and the front elevation is the most important elevation for its impact on the character of the street scene. It is acknowledged that the gable projections does not mirror the existing hipped roofs on the host property and previous extensions and the front elevation would undergo a level of transformation. However, there is an example of a similar front

extension in the street scene at 142 Church Hill and the proposed extension was previously granted planning permission (2021/1601). In addition, the streetscene is not uniform as there are different ages, sizes and styles of properties within the immediate area.

The proposed extension is relatively modest and, although the Western section projects 4m, it is projecting from an existing extension which incorporates a setback. The extension generally projects 1-1.5m from the original front elevation. Therefore, the size of proposed extension is considered acceptable; it sits comfortably on the host dwelling and doesn't detrimentally affect the visual amenity of the street scene. This weighs significantly in favour of the proposal.

The proposed extensions generally conform to the SPD in terms of the external materials and roof types; therefore, they will not have a significantly detrimental impact upon the character of the street scene due to the design and modest size. This weighs significantly in favour of the proposal. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Highway Safety

The proposed extension would project into an area currently used for parking, however, the width of the drive would remain unchanged and the depth would still be over 7m, as such, parking for at least 2no. vehicles would be accommodated, in accordance with SPD 'Parking'. This weighs significantly in favour of the proposal.

Planning Balance and Conclusion

In accordance with National decision-making policy S3 of the NPPF the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be located within a sustainable location, and the principle of development is deemed acceptable. It has also been shown through indicative plans that the proposal would not significantly impact on the character of the area, highway safety, or upon residential amenity, and this weighs considerably in favour of the application.

The proposal is therefore, on balance, recommended for approval. 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.

Recommendation

Approve subject to conditions

Justification

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

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.

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

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 approved plans:

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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.

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.

Informative

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.

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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.

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The applicant is advised to investigate whether owners of adjoining property need to be consulted under the Party Wall Act 1996.