

**Application Reference:** 2026/0058

**Site Address:** 9 Pangbourne Road, Thurnscoe, Rotherham, S63 0LQ

### **Introduction:**

This application seeks full planning permission for a two-storey rear extension, located at 9 Pangbourne Road, Thurnscoe, Rotherham, S63 0LQ.

### **Relevant Site Characteristics**

The property is a semi-detached property, this area is characterised by the large number of residential properties, which consist of predominantly detached and semi-detached and terraced dwellings. There are a number of small commercial properties located. The site is located close to Gooseacre Primary School and is only accessible via road links.

### **Site History**

No recent or relevant planning applications.

### **Detailed description of Proposed Works**

Consent is sought for the double storey rear extension. The applicant has stated that the materials would match the existing property. The scheme would provide extended living conditions for the inhabitants and would provide a dining/kitchen area, a bedroom and a bathroom.

### **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:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

## **Principle**

The site falls within the urban fabric of Barnsley. 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 House Extension and Other Domestic Alterations SPD sets out some parameters for householder development. It states that two-storey rear extensions to semi-detached houses should, therefore, generally be designed with a rear projection of less than 3.5 metres.

It goes on to state that larger extensions may be acceptable in certain circumstances -for instance: where the neighbouring house has been extended.

In this case, the proposal extends 4m from the original rear elevation. The neighbour has a similar rear extension although this proposal would be slightly larger than the neighbouring property, this would be marginal and given the design reflects the host dwelling and that matching materials would be used, the proposal is not considered to be out of character in this instance.

As such the proposal is considered acceptable and significant planning weight has been attributed to this.

### Impact on Neighbouring Amenity

The plans that the applicant has submitted show that the scheme would be of a similar size to the adjoining properties extension. The applicant has made sure that the scheme would not impact upon the 45-degree rule and windows to the side elevations would be obscurely glazed to ensure privacy of the neighbouring property is protected.

As such, the proposal is unlikely to cause harm to neighbour amenity in terms of overlooking or overshadowing. Significant planning weight has been attributed to this.

### Highways

The proposed rear extension would not result in the reduction in length of the driveway and the loss of access. The Council's highways Officer has not been consulted upon as there is not going to be any changes or impacts on highway safety. As such the proposal would be acceptable from a highway's perspective. Little to no planning weight has been attributed to this.

### Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal does not comply with the relevant plan policies and however, as there have been no objections from any neighbours or residents. The previous prior approval application was approved and thus the current application is recommended for approval, subject to conditions.

**RECOMMENDATION: Approve subject to conditions**

## **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.**