

Application Reference Number:		2026/0139	
Application Type:		Householder	
Proposal Description:		Removal of existing single storey rear extension and detached single garage, and erection of front and rear extensions, raising of roof to enable loft conversion, and install balcony to rear of dwelling	
Location:		44 Bar Lane, Staincross, Barnsley, S75 6DF	
Applicant:		Mr Ryan Holmes	
Third-party representations:	None	Parish:	None
		Ward:	Darton East

Summary:

This planning application seeks householder planning permission for the removal of the existing single storey rear extension and detached garage, and the erection of front and rear extensions, as well as the raising of the dwelling's roof to enable a loft conversion and the installation of a balcony to the rear of dwelling.

The site falls within Urban Fabric and Green Belt as allocated by the adopted Local Plan. Development comprising extensions and 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, visual amenity or the character and openness of the Green Belt 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

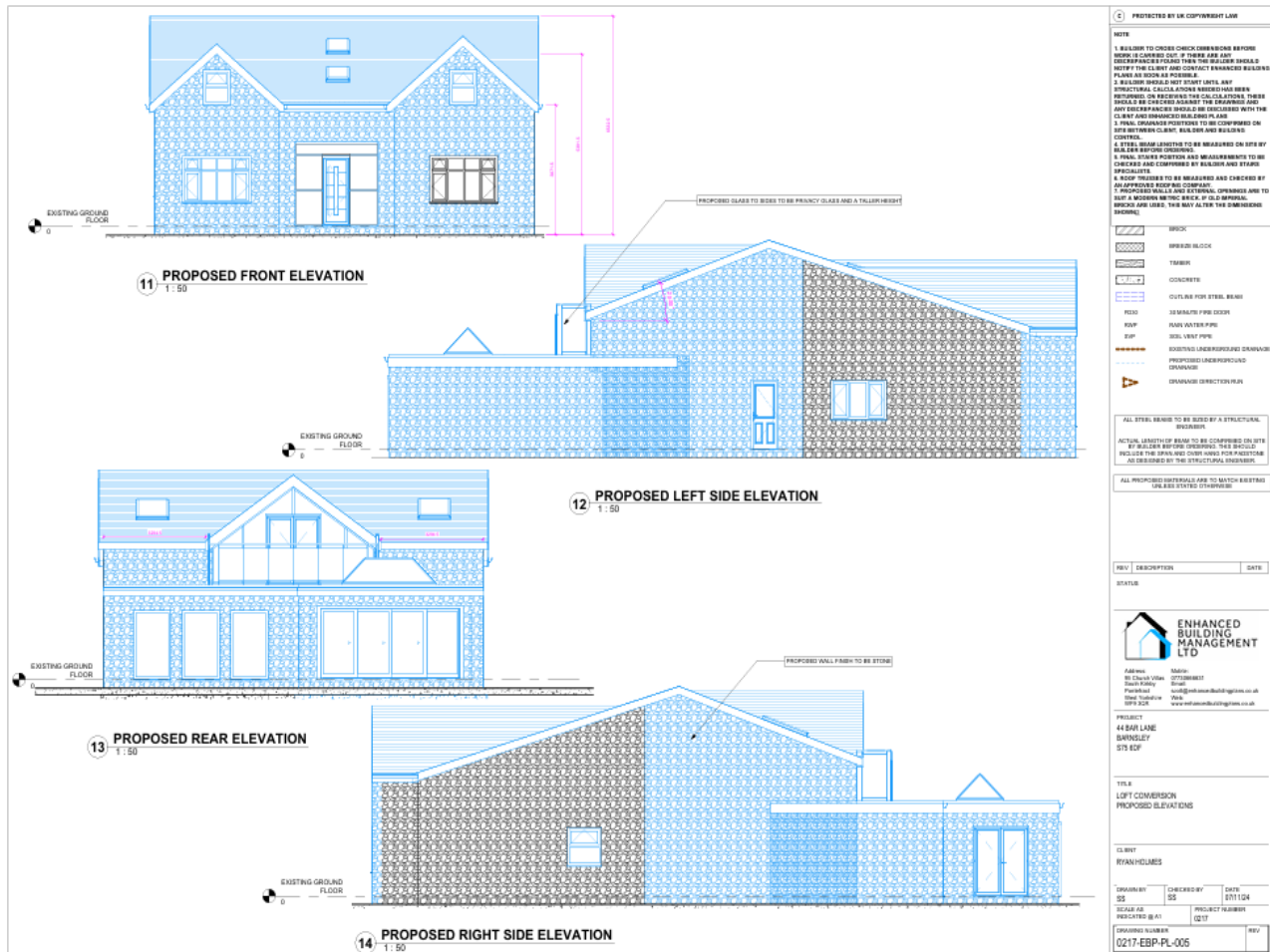
The site is located on Bar Lane in Staincross. The site is located within a residential area characterised by a mix of single storey and two storey properties of different designs and materials. A substation is located to the east of the site and a detached bungalow to the west. The site is long and rectangular and contains a large detached single storey bungalow. The property is brick built with a hipped roof design and with a single storey flat roof rear extension and a small front gable projection. The property itself is set back from the main road with a front garden which is bound by a low rise stone wall and some hedging and vegetation. The garden has a gravel surface and there is a long paved driveway leading to the detached garage at the rear. The site also contains a number of outbuildings including a single storey detached garage.

The rear garden is long and is formed of two parts, the front part of the garden along with the house has been designated as Urban Fabric within the Local Plan. The rear part of the garden is designated as Green Belt. The Green Belt area is bound by a mix of fencing and hedges and is separated from the domestic garden area by a low rise stone wall. This area is lawned. Beyond the rear boundary is open Green Belt and grazing land. The main garden area is bound by a mix of stone wall and fencing of different heights, providing a private amenity space.



The proposal is to remove the existing single storey extension and detached garage to enable the works to commence. The proposal is for a total transformation of the property. The proposal is to raise height of the roof to accommodate a master bedroom, 2 additional large bedrooms, a large ensuite and dressing room within the roof space. The roof design will alter from a hip roof to a pitched roof and with the ridge height being raised from 5.4 metres to 6.55 metres and the eaves height being raised from 2.7 metres to 3.7 metres. The property footprint will significantly increase at both single storey and two stories height.

Two front extensions are proposed two stories in height, with gables facing Bar Lane and projecting forward 1.75 metres. The rear extensions will project 13.4 metres to the rear, with 6.85 metres of the rear extension at second storey height set within the new roof and 6.55 metres will project beyond the new rear wall, to be single storey with a flat roof. An inset balcony will be located centrally within the upper floor utilising part of the single storey element. The proposal will provide a six-bedroomed property. Materials used will be stone, off-white render and concrete 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 and Green Belt

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.

Policy GB1: Protection of Green Belt – In accordance with the NPPF, the erection of new buildings within the green belt will be classed as ‘inappropriate’ development with sites in the green belt being protected from such. Exceptions to this are:

- Buildings for agriculture and forestry;
- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries;
- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- The replacement of a building provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages, and limited affordable housing for local community needs; and
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land).

All such buildings will still be considered in terms of their impact on the openness of the green belt and whether they cause other harm. In accordance with the NPPF and as set out in GB1, the Council will not allow proposals for ‘inappropriate’ development in the Green Belt unless it can be shown that there are very special circumstances that justify setting aside local and national policy.

Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt – Provided that it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:

- Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces;
- Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building; and
- Dividing an existing house to form smaller units of accommodation.

All such development will be expected to:

- Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and
- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.

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 13 - Protecting Green Belt land
- 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.

Other Guidance

- Silkstone Neighbourhood Development Plan

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.

Consultations

None

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. It is noted that the site is partially located in the Green Belt however the area of the proposed extensions does not cover this and therefore they are not considered to directly impact on the openness and character of the Green Belt. Permitted development rights will be removed to protect from further potential development in this Green Belt area. 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

No objections were raised from the neighbouring properties. The SPD states that *"two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook"* and that *"extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected"*. There will be some increase in overshadowing and overbearance from the increased roof height, however this is unlikely to be significant for adjacent properties at 42 and 46 Bar Lane as these dwellings are within the common building line and 46 Bar

Lane is of a taller height as well as no. 48 beyond that. These dwellings have heights approximately similar to the proposed height of the host dwelling and offset the impact.

The possible impact upon no. 42 is noted as that the dwelling is the same size of the host dwelling as existing however the dwellings are separated by an electricity substation which creates an approximately 9 metre gap between the two curtilages. Also, no dwellings are set to the south of the host dwelling. Whilst the proposed extensions are fairly large and increase the size and scale of the dwelling, they would not cause significant harm in terms of overshadowing or being overbearing. Furthermore, no windows proposed at first floor level on the side elevations of the dwelling. This weighs significantly in favour of the proposal.

Balconies can cause significant overlooking into the private amenity space of neighbouring dwellings however, the proposed inset balcony features two privacy screens that restrict viewing from the balcony to the centre of the dwelling looking out onto the rear garden of the host dwelling. There are no dwellings to the rear and beyond the rear garden is Green Belt land. As such, there is unlikely to be any detrimental levels of overlooking onto neighbouring dwellings from the proposed balcony. This weighs significantly in favour of the proposal. 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 will not match the existing dwelling as stone is proposed to the front elevation which is a change from the existing redbrick. This change in materials will not be significantly harmful to the character of the street scene however as a mix of materials is present in the vicinity of the dwelling including, redbrick, stone and render. Additionally, the dwelling is not set within a run of redbrick properties as the property to the east (42 Bar Lane) is constructed of render. Furthermore, the rest of the elevations are to be off-white render which again given the adjacent property is also rendered this is therefore acceptable. This weighs significantly in favour of the proposal.

The proposal includes a change in roof type from a hipped roof to a pitched roof. Of the adjacent neighbouring dwellings only one other utilises a hipped roof (46 Bar Lane) with the rest featuring pitched roofs. Furthermore, due to the differing dwelling sizes there is little symmetry between the two existing hipped roofs apart from them both being hipped. There are examples of pitched roofed dwellings in the street scene and in close proximity of the host dwelling, therefore due to the mixed street scene the change would not be significantly detrimental to the visual amenities of Bar Lane. This weighs significantly in favour of the proposal.

Furthermore, the proposal also includes the raising of the dwelling's roof height by 1.15 metres. Other two storey dwellings are present on Bar Lane and one of the adjacent neighbouring dwellings (46 Bar Lane) whilst still a bungalow has a taller ridge height the existing dwelling. The increase in height of the dwelling would not be significantly impactful upon the character of the street scene. This weighs significantly in favour of the proposal.

The single storey rear extension utilises a flat roof which is usually not a supported roof type due to flat roofs being an inferior form of construction. However, in this circumstance it is considered acceptable due to being set to the rear of the dwelling, away from public vantage points and therefore the extension won't be highly prominent in the street scene. 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

There will be no significantly detrimental impact upon highway safety. The area for the proposed extensions is not currently used for parking therefore there is no change to the existing parking

arrangements nor is there a change in the parking requirement as the dwelling as existing has three bedrooms. 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 would not impact on the character of the area, highway safety, or upon residential amenity, and this weighs considerably in favour of the application.

All other material planning considerations have been fully explored. 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

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:

- Materials
- Privacy screen
- Removal of dormer window
- Roof height

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.