

Application Reference: 2026/0395

Site Address: 136 Rotherham Road, Smithies, Barnsley, S71 1XA

Introduction:

This application seeks full planning permission for the erection of a single storey rear extension.

Relevant Site Characteristics

The application relates to a semi-detached painted brick, pitched roof property located on Rotherham Road. The property benefits from a small, single storey rearwards projection and is attached to a local convenience store which located at the junction of Rotherham Road with Richard Road. The attached property benefits from a single storey rear extension and a single storey detached outbuilding which is located along the side boundary with the application property.

The area is predominately characterised by semi-detached storey properties interspersed with single and two storey detached dwellings. There are examples of red brick, painted brick, pebbledash render and painted render within the vicinity of the site.

Site History

No relevant site history

Detailed description of Proposed Works

The applicant seeks permission for the erection of a single storey rear extension to the south-western rear elevation. The extension is to project 3.2m from the rear elevation of the original dwelling, extending the full width of the property. The extension is to have a height of 2.6m to the eaves and 3.7m to the ridge and is to be designed with a lean-to roof. The extension is to be constructed from materials to match the original dwelling, which in this instance is painted brick. The existing single storey rearwards projection is to be demolished to allow for the proposal.





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.

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 SPD states the single storey rear extensions should not have a rearwards projection of more than 4m and that where the projection exceeds 3m, the eaves height should not exceed 2.5m. In this instance the proposed extension projects 3.2m from the rear elevation and whilst the eaves height, at 2.6m exceeds the guidance, the height and the projection only minimally exceeds the guidance. In addition, the adjoining neighbouring property benefits from a single storey rear extension with a similar projection and therefore there would be limited overshadowing or loss of outlook of this property. This carries considerable weight in favour of the application.

The rear elevation of the proposed extension is to be located approximately 11m from the rear boundary with a neighbouring garden; the existing boundary treatment will provide sufficient screening from the extension to limit increasing levels of overlooking of the property to the rear and there are no windows proposed on either side elevation which limits overlooking. This carries considerable weight in favour of the application.

It is also worth noting that a single storey rear extension could be erected under the householder prior notification process with a rearwards projection of upto 6m, where the eaves height and overall height do not exceed 3m and 4m respectively, and where no neighbours object to the development.

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.

Scale, Design and Impact on the Character

Supplementary Planning Document House extensions and other domestic alterations states that the design of single storey rear extensions should reflect the design of the existing dwelling in terms of roof style, pitch, materials and detailing.

The design of the proposed rear 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.

Highways

Supplementary Planning Document – Parking sets out the parking standards for dwellings; a dwelling comprising of up to 2 bedrooms requires the provision of 1no off street parking space whereas a dwelling with 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: Updated plans were submitted following clarification on the materials proposed.