

**Application Reference:** 2026/0248

**Site Address:** 24 Brunswick Close, Smithies, Barnsley, S71 1NQ

**Proposal:** Two storey side extension to dwelling

### **Relevant Site Characteristics**

The property is a semi-detached dwelling within the Smithies area. The surrounding area is characterised by various house types including terraced, semi-detached and detached dwellings and bungalows. Brickwork is predominantly used. Although some stone and rendered properties are evident in the surrounding area. Pitched roof forms are commonplace along with some occasional gable features.

The site is located at the top of Brunswick Close on a steep incline. The site provides a small driveway to the front of the dwelling and a narrow driveway to the north of the dwelling. A small garden is located to the rear which is home to an outbuilding. A flat roofed single storey extension is located to the rear of the dwelling. Both are constructed from render. The existing dwelling is constructed from yellow brickwork and features a pitched roof.

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

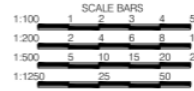
The applicant is seeking permission to erect a two-storey side extension to the north elevation of the dwelling. The side extension would project sideways by approximately 1.7 metres. The ground floor of the extension would have an approximate length of 6.4 metres and be set back from the front elevation by approximately 1.9 metres. The first floor of the side extension would have an approximate length of 4.7 metres and be set back from the front elevation by approximately 4.6 metres.

The first-floor element of the extension would provide a lean to roof form with an approximate eaves' height of 2.5 metres and an approximate roof height of 4.3 metres. The first-floor element would have a pitched roof form and have an approximate eaves height of 5 metres and have an approximate ridge height of 6.5 metres.

A window is detailed to the front elevation at ground floor level to service a W/C and a small window at first floor level to service a bathroom. Glazing is proposed at ground floor level to the side elevation to service a Lobby room and at first floor level to service a bathroom. Matching materials are detailed throughout.

Drawing No.	Rev No.
MIC001	-003

IF IN DOUBT ASK!

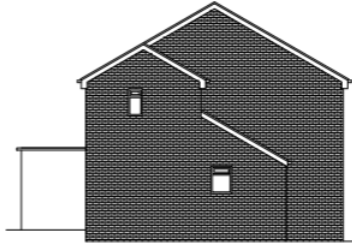


DO NOT SCALE: Contractor to check all dimensions and report any variations or errors

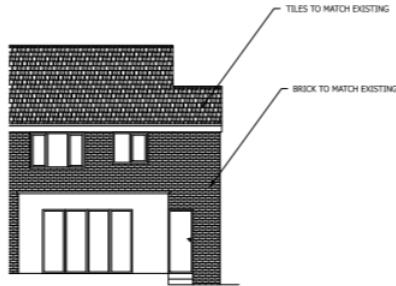
NOTES



PROPOSED FRONT ELEVATION  
SCALE 1:100 AT A3



PROPOSED END ELEVATION  
SCALE 1:100 AT A3

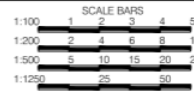


PROPOSED REAR ELEVATION  
SCALE 1:100 AT A3

Prep	Drawn	Checked	Approved	Date
<p>MR. I COATES</p>				
<p>PROPOSED ELEVATIONS</p>				
<p>24 BRUNSWICK CLOSE SMITHIES BARNSLY S71 1NQ</p>				
<p>PROPOSED TWO STOREY SIDE EXTENSION</p>				
<p>PLANNING</p>				
<p>FIRST ISSUE</p>				
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Project No.	Sheet No.	Scale	Revision	
MIC001	003			

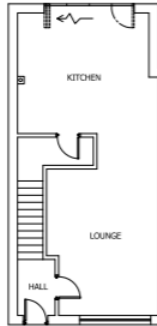
Drawing No.	Rev No.
MIC001	-004

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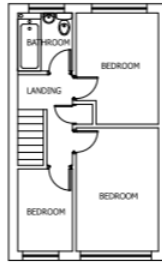


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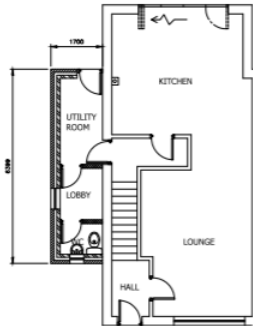
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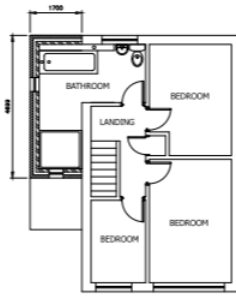
EXISTING GROUND FLOOR PLAN  
SCALE 1:100 AT A3



EXISTING FIRST FLOOR PLAN  
SCALE 1:100 AT A3



PROPOSED GROUND FLOOR PLAN  
SCALE 1:100 AT A3



PROPOSED FIRST FLOOR PLAN  
SCALE 1:100 AT A3

Prep	Drawn	Checked	Approved	Date
<p>MR. I COATES</p>				
<p>PROPOSED PLANS</p>				
<p>24 BRUNSWICK CLOSE SMITHIES BARNSLY S71 1NQ</p>				
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<p>FIRST ISSUE</p>				
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Project No.	Sheet No.	Scale	Revision	
MIC001	004			

## **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.

One representation was received objecting to the proximity of the extension to the neighbouring existing property, preventing access for maintenance. Additionally, concerns were raised regarding the impact of the proposal on loss of light to the neighbouring side elevation window and the proposal would not be in keeping with the street scene.

### **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 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

The Supplementary Planning Document for House Extensions states 'All two-storey side extensions should have a pitched roof following the form of the existing roof. To prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling. A setback from the front elevation allows for a vertical break in the roof plane and a lowering of the ridge line. The sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling.'

At approximately 1.7 metres, the proposal provides an acceptable sideways projection of less than two thirds the width of the existing dwelling. The extension is set back from the front elevation at ground floor level by approximately 1.9 metres and at first floor level by

approximately 4.6 metres. These are significantly set back which reduces the impact of the proposal on the street scene. Additionally, the highest ridge of the proposal would be set down from the existing dwelling by approximately 1.3 metres. This ensures the proposal is subordinate to the existing dwelling and prevents the extension from having a dominant impact on the street scene. The use of a lean to roof form at ground floor level and a pitched roof at first floor level is in keeping with the character of the dwelling and the street scene. The front elevation at first floor level is noted to be small due to the pitch of the ground floor roof, however the side extension is significantly set back from the front elevation and would therefore have little impact on the street scene. The use of matching materials is welcomed and in keeping with the site and street scene.

The proposed front elevation glazing at ground floor level and first floor level is positioned centrally to the extension. The glazing at first floor level is noted to be small, however given the extension is significantly set back from the existing front elevation, this would not have a significant impact on the street scene.

It is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making and as such carries considerable weight in favour of the application.

#### Impact on Neighbouring Amenity

One representation was received objecting to the proximity of the extension to the neighbouring existing property, preventing access for maintenance. Additionally, concerns were raised regarding the impact of the proposal on loss of light to the neighbouring side elevation window.

The proposed extension would be erected to the south of 26 Brunswick Close and distanced by approximately 0.65 metres to the neighbouring side elevation. Although the proposal is acknowledged to be in close proximity to the boundary, the proposal does remain within the boundary of the site and is in fact distanced away from the boundary, unlike the property to the north. There is not a requirement for proposals to retain a sufficient distance to allow for property maintenance, especially given the maintenance in this case would require access via the applicant property. It is acknowledged that the proposal would reduce light to the side elevation window of the neighbouring property; however, the window in question is small and obscured and does not serve a habitable room. The loss of light would therefore not be considered to have a detrimental effect on the residential amenity of the neighbour and given the window is obscured, would not impact upon loss of outlook. Furthermore, it is acknowledged a similar extension could be erected in the same location which would impact the neighbouring window in the same way under permitted development.

The proposal would not be impactful on neighbours to the rear of the site given the substantial distancing and helped by the reduced height of the extension in comparison to the existing dwelling. Additionally, no rear windows have been proposed, preventing any opportunity for overlooking.

Given the proposed ground floor window and first floor window will service a W/C and a bathroom respectively, both will be conditioned to be obscured glazing in order to protect the residential amenity of the applicant and any members of the public.

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 and is in compliance with Local Plan Policy GD1 General Development. This carries considerable weight in favour of the application.

### Highways

The proposal would not increase the number of bedrooms on site. The proposal would result in the loss of some restricted parking facility to the north of the dwelling. Given the restrictive arrangement of the existing onsite parking, the loss of some of this parking facility would not be to the detriment of highway safety.

As such the proposal 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 moderate 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**

#### **Justification**

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

Amendments have not been requested during the application process.

**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.**